

Planning & Development Control
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

By email:
planning.enquiries@wokingham.gov.uk

31st July 2026

Dear Sirs

AGRICULTURAL BUILDING TO FLEXIBLE USE - CLASS C1 GUEST HOUSE
NOTIFICATION UNDER SCHEDULE 2, PART 3, CLASS R OF THE TOWN
AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015, AS AMENDED

SITE: RIVER FARM, WARGRAVE, READING RG10 8LH

Our Ref: GE081044_A – Marsden
Your Ref: TBC

We write on behalf of Mr S Marsden to provide notification under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The notification relates to the existing agricultural building at River Farm, Wargrave, Reading RG10 8LH, as identified on the accompanying drawing pack prepared by Bondstones.

The proposed development is the change of use of the existing agricultural building from use as an agricultural building to a flexible commercial use – in this instance falling within Class C1 “Hotels, Guest houses & Boarding Houses” of Schedule 1 to the Town and Country Planning (Use Classes) Order 1987, as amended. The specific use in this case being that of a ‘guest house’.

The building changing use has a floor area of ~139 sqm. No other building within the established agricultural unit has previously changed use under Class R. The cumulative floor space of buildings which have changed use under Class R within the established agricultural unit will therefore remain below 150 sqm. This notification is accordingly made under Class R.3(1)(a), rather than as an application for prior approval under Class R.3(1)(b).

For the purposes of Class R.3(1)(a), the required information is as follows.

Regulated by RICS

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The date the site will begin to be used for the flexible use: 31st July 2026.

The nature of the use: Class C1 hotel / guest house use under Class R.

Plan indicating the site and the building changing use: please see the accompanying drawing pack, including the Site Location Plan, Existing Block Plan and Proposed Block Plan.

The building was originally authorised for agricultural purposes under application reference 150925, described as an agricultural prior determination for the erection of a barn for the storage of vehicles, machinery and hay. The building was implemented in 2016 and in use before 30th July 2016. The building is understood to have been used solely for agricultural purposes as part of the established agricultural unit.

For the avoidance of doubt, the proposed Class R use will not begin before the building has satisfied the relevant 10-year agricultural use requirement under Class R.1(a)(iii), calculated by reference to the date on which the building was first brought into agricultural use.

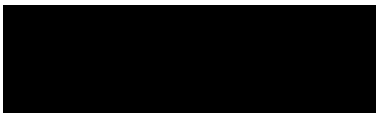
The site is not understood to form part of a military explosives storage area or safety hazard area. An HSE advice report dated 08 May 2026, reference HSL-260508123036-1278. This confirms that the proposed development site does not currently lie within the consultation distance of a safety hazard site and that HSE does not need to be consulted.

The building is not a listed building or scheduled monument.

No external alterations, extension, building operations, engineering operations, new access, access widening, demolition or other operational development are proposed as part of this notification. If external works or other operational development (and which falls within S.55 of the TCPA 1990) are required in the future to support the guest house use, those works will be the subject of a separate planning application or other appropriate consent route as necessary.

Please confirm safe receipt of this Class R notification and the date on which it is treated as having been received – which we assume to be today: 31st July 2026.

Yours faithfully,



Ian Firth BSc (Hons) MRICS MTCPA
Development Director

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