

Appeal Decision

Site visit made on 11 September 2025

by **C Billings BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 07 October 2025

Appeal Ref: APP/T0355/W/25/3364966

Tectonic Place, Holyport Road, Holyport, Bray, Maidenhead SL6 2HA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- The appeal is made by Mr James Griffiths against the decision of the Royal Borough of Windsor and Maidenhead.
- The application Ref is 24/02856.
- The development proposed is prior approval for the change of use from use Class E (office) to C3 (residential) in order to create 28 flats under class MA of the General Permitted Development Order.

Decision

1. The appeal is dismissed.

Applications for costs

2. Applications for costs have been made by Mr James Griffiths against the Council and by the Council against the appellant. These are subject to separate decisions.

Procedural Matter

3. Since the Council made its decision on the 16 January 2025 an Article 4 direction came into force on the 30 January 2025. This direction includes the appeal site and removes permitted development rights for the change of use of a building from a use falling within Class E of Part A of Schedule 2 to a use falling within Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended (GDPO).
4. In view of the above, the proposed development cannot now be considered as permitted development under Class MA. Consequently, as the prior approval process the appeal was made under is no longer in place, I have no option but to dismiss the appeal.
5. Given that I am dismissing the appeal on such matter, it is not necessary for me to consider the prior approval matters or any other matters raised by the parties.

Conclusion

6. The appeal is dismissed.

C Billings

INSPECTOR