

Application for a Lawful Development Certificate (Proposed)

Site Address: 177 Hyde End Road, Shinfield, Reading, RG2 9EP

1. Description of Development

The proposal seeks a Lawful Development Certificate (Proposed) for:

Alterations to an existing detached outbuilding (garage) used currently as storage space. The alterations involve replacement of the existing south facing windows / doors with windows, the addition of roof lights, small window and double doors facing the north side and internal reconfiguration to provide a home gym, home office and a small shower/WC. The building is not being extended in any way and is within the curtilage of the dwellinghouse and in incidental use associated with the enjoyment of the main dwelling.

2. Site and Context

- The site comprises a detached residential dwelling with a detached garage located within its curtilage.
- The property is not in a conservation area, not subject to an Article 4 Direction, and the building is not listed.
- The garage was lawfully erected under the provisions of Permitted Development as confirmed by Wokingham borough council back in 2002. (please see snippet from approved planning application ref. F/2002/7323 below).

ADDRESS 177 Hyde End Road		PARISH SHINFIELD		
PLOT No.		ORD. SHEET No.		
BUILDER				
Plan No.	Applicant	Description of Development	Date of Decision	Decision
000 83	Mrs. G. S. Lockes	Extension of garage	8-2-74	C/A
F/2002/6638	Mr. K. Apin	2 storey extn + det. double garage	29.7.02	RE
F/2002/7323	Mr. K. Apin	2 storey extn.		
DATE OF COMPLETION				
MINISTRY DECISION				
SPECIAL ORDERS				
DRAINAGE				
Planning - det double gar - N. Bundy 31/7/02 PPNOT REC				

3. Relevant Legislation and Guidance

This application is made under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Schedule 2, Part 1, Class E of the GPDO allows outbuildings within the curtilage of a dwellinghouse, provided they are used for purposes incidental to the enjoyment of the dwelling.

4. Assessment Against Class E Criteria

The proposed works comply with all relevant limitations of Class E:

- **Location:** The outbuilding lies within the residential curtilage and is not forward of the principal elevation.
- **Height:** No increase in height is proposed; the ridge and eaves remain unchanged.
- **Coverage:** No enlargement of the footprint is proposed.
- **Design/Appearance:** External alterations are limited to replacing existing garage windows / doors with windows, adding roof lights to dual pitched roof and adding a small window and double doors to allow for natural light and ventilation. All materials are to match the existing. The black cladding will be re painted throughout to enhance the appearance of the building which is still in very good overall condition.
- **Use:** The proposed use (gym and home office with supporting WC/shower) is incidental to the enjoyment of the dwellinghouse.

5. Incidental Use Justification

The proposed use of the outbuilding remains clearly incidental to the enjoyment of the main dwelling. A home gym and home office are both well-established examples of incidental domestic uses, providing facilities that support day-to-day living but do not amount to independent residential occupation. The inclusion of a small WC/shower is a practical addition to serve those uses, ensuring convenience but not enabling the building to function as a self-contained unit.

The outbuilding will not contain kitchen facilities, will remain dependent on the main house, and will be used solely by the household. It therefore satisfies the test of incidental use set out under Class E of the GPDO.

Importantly:

- The outbuilding will **not** contain kitchen or cooking facilities.
- It will **not** be capable of independent occupation.
- It will remain functionally and physically tied to the main house.

6. Conclusion

The proposed development comprises lawful alterations to an existing lawful outbuilding, with the continued use of the building for purposes that are incidental to the enjoyment of the dwellinghouse.

The proposal complies fully with the provisions of **Schedule 2, Part 1, Class E of the GPDO 2015 (as amended)**.

Accordingly, it is respectfully requested that a **Lawful Development Certificate (Proposed)** be issued.