JPPC
CHARTERED TOWN PLANNERS

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Planning Portal ref: PP-15295551

Wokingham Borough Council Planning Services

Via planning portal

16 October 2026

Dear Sir / Madam

Application for Lawful Development Certificate
for single storey rear extension and detached garden room
At Bricks Barns, White Hill, Remenham Hill, Remenham, RG9 3HN

This application seeks confirmation that the proposed development shown on the submitted plans and as described in this letter and other supporting documents is compliant with the relevant parts of Part 1 Classes A and E of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), and can be undertaken lawfully without a need for a planning application. The application includes:

i. Application form
ii. Application fee
iii. CIL form 1
iv. Validation checklist
v. This covering letter which is the justification statement
vi. 26.16.PL.00.01.P1 - Location Plan at 1:2500
vii. 26.16.PL.00.02.P1 - Existing site plan, floor plans and elevations
viii. 26.16.PL.00.03.P1 - Proposed site plan, floor plans and elevations

Please do not hesitate to contact us should you require any clarification. Our explanation follows overleaf. This discharges the onus of proof on the applicants to prove the case for the grant of a Certificate.

Yours sincerely

Cait Taylor

BA(Hons) MSc
Project Planner
[redacted]

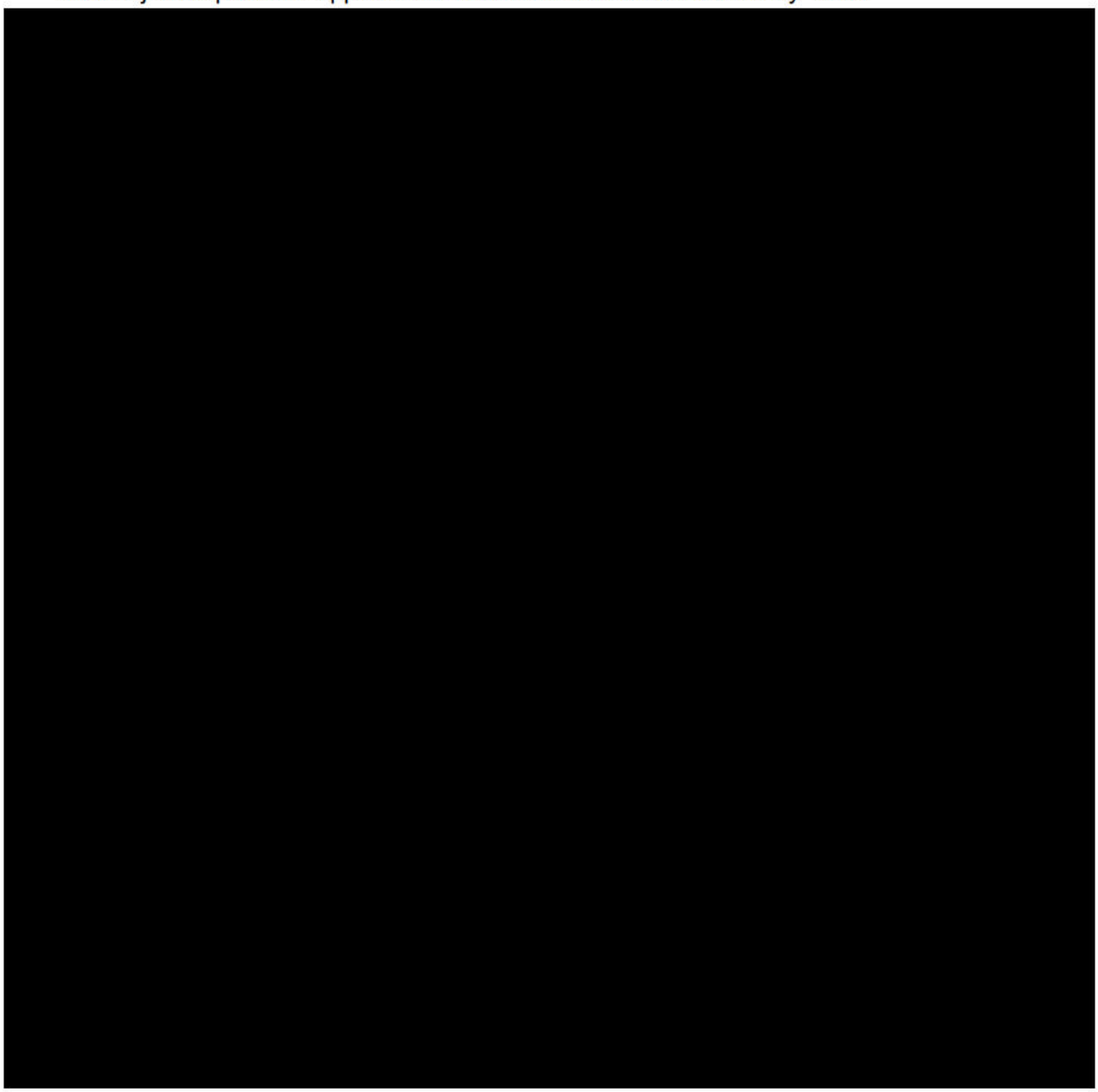
PART 1 of the GPDO relates to '*Development within the curtilage of a dwellinghouse'*. Class A of which allows for *the 'enlargement, improvement or other alteration of a dwellinghouse'* and Class E allows for *'buildings etc incidental to the enjoyment of a dwellinghouse'*. A right to carry out works without needing a planning application exists, this is known as permitted development.

Site and context

Brick Barns is a detached single storey dwelling, (formerly known as "The Bungalow") to the eastern side of the unadopted road which runs north south through the Park Place Estate from Remenham Hill towards Templecombe. The application site lies in an area of open countryside approximately half a kilometre south Remenham Hill and inside of the Grade II* listed Park Place and Templecombe Registered Park and Garden.

The site is also in the Metropolitan Green Belt. It is not in a National Landscape.

The application site and the wider Park Place site on which Brick Barns sits has been the subject of previous applications and also enforcement action by WBC.



[redacted]

Planning permission 200972 (and associated Listed Building Consent 200973) was approved on 21 December 2021 for the conversion of Noble Barn to a dwelling. Following this the larger Title was divided and Noble Barn and land around it to the north of this site sold on to a third-party.

In March 2024 the applicants made an application for a certificate of lawful development proposed for '[provision] of a hardstanding drive for vehicular access, along with curved fencing and the existing gate to be relocated'. This was approved by the Council on 20 May 2024 under application 240734. An excerpt from the red edged site plan for this application is pasted below.

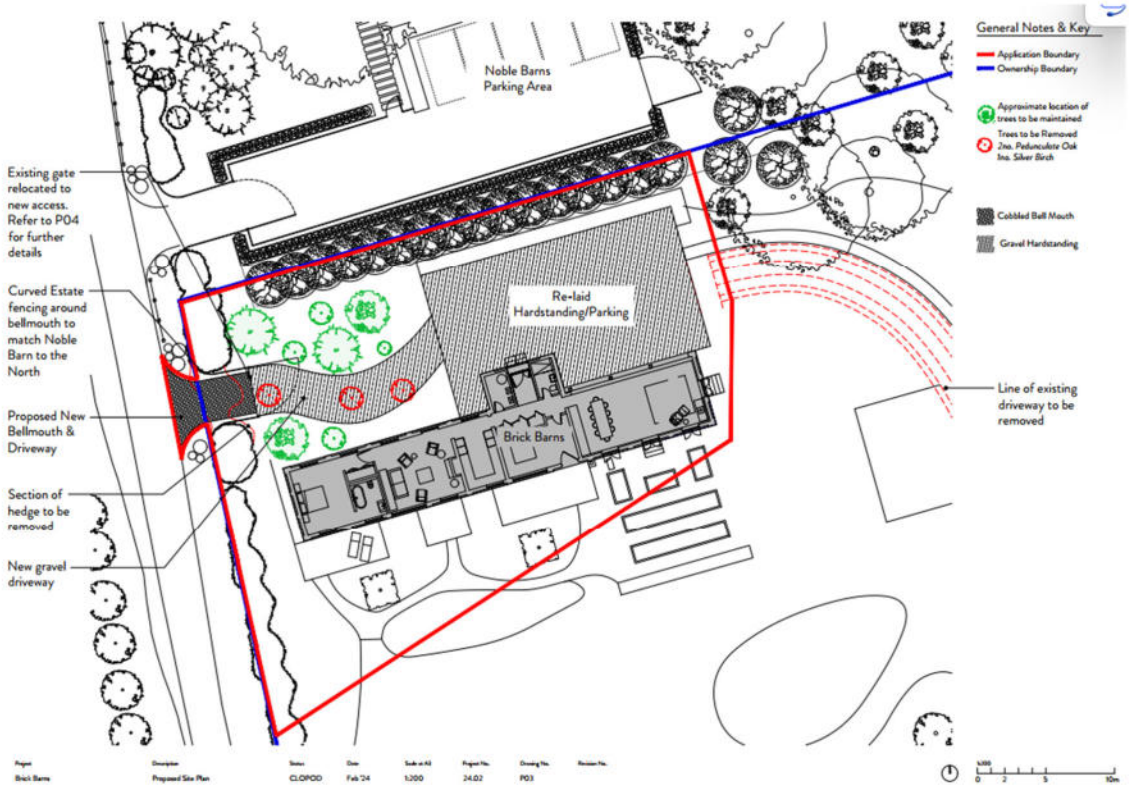


Figure 2 - 240734 approved site plan

Availability of householder permitted development

In terms of things which affect the availability of householder permitted development rights afforded by Part 1 of Schedule 2 of Town and Country Planning (General Permitted Development) Order 2015 these things are relevant to this property:

- the dwelling use has been confirmed lawful by the passage of time (there is no planning permission for the dwelling). The Lawful Development Certificate (reference 2023 223387) confirms what the original dwellinghouse is, in relation to its size.

- the principle elevation is the northern one, making the southern elevation the rear elevation.

- the property has an east/west axis, which is perpendicular to the road to its western side. The long axis is about 31 metres, the end elevations (west and east) are about 5.5 metres wide.

- the yellow area in Figure 1 above and the redline area forming part of application 240734 has an area of about 1,027 square metres. Less the dwelling (about 190sqm) this makes an available area of about 837sqm for permitted development works within the curtilage of the dwellinghouse (i.e. 50% of that area).

- the existing property is not a listed building. Although Nobel Barn is listed, it was only recently listed and it is quite clear that the listed protection only covers that building itself.

- the site is not within a Conservation Area

- the site is not within an Area of Outstanding Natural Beauty

- the site is located within the Metropolitan Green Belt, but this is not a limit/restraint of relevance for permitted development purposes

- in the same vein, that the site lies within a registered park and garden does not impact availability of permitted development rights.

- No Article 4 Directions relate to the area. There are no planning conditions restricting the use of permitted development rights that we are aware of.

The Proposal

The proposal is in two parts. Firstly to provide a single storey extension from the southern elevation of the dwelling and secondly a detached garden room (outbuilding) in the southern garden.

The single storey extension proposed is arranged across the southern elevation of the dwelling, will extend no more than 2.63 metres beyond the rear wall of the dwelling and measure no more than 2.8 and 4 metres to the eaves and ridge respectively. The extension is to be constructed in materials and details to match the existing dwelling. It is confirmed that, these sizes/features accord with Part 1, Class A of the GPDO.

The detached outbuilding is to be used as a small garden room and is to be located to the rear of the property. The proposed building will have a single storey with a footprint of approximately 27 square metres and an overall height of no more than 2.5 metres. Materials of an outbuilding are not controlled for permitted development.

Item 1 compliance with the criteria of Part 1 Class A
Single storey extension

How the extension meets the rules of the Town and Country Planning (General Permitted Development) Order, Schedule 2 Part 1 Class A 'enlargement, improvement or other alteration of a dwellinghouse' is explained below:

For clarity, we have set out the disqualifying criteria of the GPDO in italics with the applicant response in emboldened plain font:

A.1
a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);
This is not the case.

b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
The total area of ground covered will be less than 50% of the curtilage.

c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
The extension would not exceed the height of the highest part of the roof of the existing dwellinghouse as the drawings show.

d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
The extension would not exceed the height of the eaves of the existing dwellinghouse as the drawing shows.

e) the enlarged part of the dwellinghouse would extend beyond a wall which-
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;
The extension will not extend beyond a wall which forms the principal elevation of the original dwelling house; or which fronts a highway and forms a side elevation of the original dwellinghouse.

f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;
The extensions is single storey, would not extend beyond 4m of the rear wall of the original dwellinghouse nor exceed 4m in height.

g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –
(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;
N/A see paragraph h

h) the enlarged part of the dwellinghouse would have more than a single storey and –

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

N/A the extension will be single storey only.

i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The rear extension will not be within 2 metres of the boundary

j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-

(i)exceed 4 metres in height;

(ii) have more than a single storey;

(iii) have a width greater than half the width of the original dwellinghouse; or

The rear extension does not extend beyond a wall forming a side elevation of the original dwellinghouse

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

This will not be the case

k) it would consist of or include-

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.

This will not be the case.

A.2 – **Not relevant as the dwellinghouse is not on article 2(3) land.**

A.3 conditions – **Where applicable, the extensions will comply with the conditions set out in A3.**

The materials to be used will be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse

Item 2- compliance with the criteria of Part 1 Class E
Detached garden room

How the proposed garden room meets the rules of the Town and Country Planning (General Permitted Development) Order, Schedule 2 Part 1 Class E 'buildings etc incidental to the enjoyment of a dwellinghouse' is explained below:

For clarity, we have set out the disqualifying criteria of the GPDO in italics with the applicant response in emboldened plain font:

E. The provision within the curtilage of the dwellinghouse of—

a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
The proposed outbuilding provides a small garden room for the property incidental to the enjoyment of the dwelling. A garden room is to be used for people who wish to partially shelter from the weather when enjoying the garden and for storage or paraphernalia used in the garden. These are both clearly incidental uses, as would be for children to play in the space or for people to read a book inside.

b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

N/A

E.1
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
This is not the case.

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
The total area of ground covered will be less than 50% of the curtilage.

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
This is not the case the proposed building is to be sited to the rear of the property.

(d) the building would have more than a single storey;
The building is to be single storey

(e) the height of the building, enclosure or container would exceed—
(i) 4 metres in the case of a building with a dual-pitched roof,
(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
(iii) 3 metres in any other case;
The building is to be located within 2 metres of the rear boundary, but has with a flat / mono-pitched roof and an overall height of not more than 2.5 metres.

(f) the height of the eaves of the building would exceed 2.5 metres;
The eaves of the building will not exceed 2.5 metres high.

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
The host dwelling is not listed.

(h) it would include the construction or provision of a verandah, balcony or raised platform;
This will not be the case.

(i) it relates to a dwelling or a microwave antenna; or
N/A. This will not be the case.

(j) the capacity of the container would exceed 3,500 litres.; or

N/A. This will not be the case.

(k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).
N/A. This is not the case.

E.2 **Not relevant as the dwellinghouse is not in (a) an area of outstanding natural beauty; (b) the Broads; (c) a National Park; or (d) a World Heritage Site'**

E.3 **Not relevant as the dwellinghouse is not on article 2(3) land.**

Conclusion
The assessment within this statement, together with the supporting drawings demonstrate that the proposed development complies with the provisions of the GPDO Schedule 2, Part 1, Classes A and E and accordingly a Certificate of Lawfulness should be granted.