

Received Date	14 May 2025
Expires:	9 July 2025
Application Number:	251145
Site:	343 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH
Application:	Application for a certificate of lawfulness for the proposed erection of an outbuilding.

1. Relevant Planning History

Application Number	Proposal	Decision Date	Decision	Relevant Conditions
242884	Application for a certificate of lawfulness for the proposed erection of an outbuilding to rear.	05/12/2024	Approve	N/A
210316	Householder application for the proposed erection of a front fence and gate.	31/03/2021	Approve	N/A
060978	Application for a certificate of proposed lawful development for the conversion of existing garage to bedroom with ensuite.	23/06/2006	Approve	N/A
961538	Proposed single storey rear extension to form conservatory.	19/11/1996	Approve	N/A

2. Site Description

The site is located along the Nine Mile Ride (B3430). The site relates to a detached, two storey dwelling built in 1954, which has since had a variety of alterations to keep up with contemporary trends and patterns in property development.

The site is set well back from the highway by its expansive, tarmac driveway. Large bushes and wooden gates, which are accompanied by brick pillars, lie on the boundary creating a clear separation between the busy highway and curtilage of the site.

The host property includes a symmetrical façade made up traditional facing brickwork. The dwelling has a part-pitched roof formation of darker coloured plain tiles, enhanced by the solar panels on the east and south elevation adding a modern and eco- conscious addition.

The site also benefits from a single integrated garage.

To the rear, the site has a patio area for socialisation and large garden with a variety of small and large vegetation. The rear of the site backs onto a large area of woodland between the B3430 and A321.

3. Land/ Property Designations

- There are no listed buildings at the site and the property is not within 'Article 2(3) land' (Town and Country Planning (General Permitted Development) Order 2015).
- The site is not subject to any wildlife or habitat designations.
- The site is located within a Modest Development Location (Finchampstead).

4. Legislation

Town and Country Planning Act 1990 (as amended)

- s.55 Provides that '*development*' includes the carrying out of building operations on land, and '*building operations*' includes structural alterations or additions to buildings.
- s.57 Planning permission is needed for all development of land.
- s.187a Enforcement for breach of conditions
- s.192 Applications for Certificates of Lawfulness of proposed use or development.
- s.191 Defines operations as 'lawful' if:
- (a) No enforcement action may be taken in respect of them (whether because they did not involve development or require planning permission or because the time for enforcement action has expired or for any other reason); and
- (b) They do not constitute a contravention of any of the requirements of any enforcement notice then in force.

Town and Country Planning (General Permitted Development) Order 2015 (GPD0)

- Article 3 In conjunction with Schedule 2 (Part 1) (Class E) grants planning permission for the erection of certain outbuildings, pools and fuel storage containers within the curtilage of a dwellinghouse.
- Article 4 Provides that the planning authority may give direction to restrict the effect of Article 3.

5. The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

6. Relevant details of the proposal:

This certificate seeks permission for the lawful permission for the erection of an outbuilding. The outbuilding will measure 6m in length, 10m in width and 4m in height (2.5m eaves height). The proposed outbuilding will have a pitched roof and will serve a gym, bathroom, study and storage area. Proposed fenestrations include double glass doors on the front elevation, with 2 large windows and 6 smaller windows, 6 windows on the rear elevation, 5 windows on the right side elevation, finally 6 windows on the left side elevation. The outbuilding materials will match the existing dwelling.

7. Assessment against legislation:

			Yes	No
s.55	1	Does it constitute development?	✓	

			Yes	No
s.191	2	Would it be contrary to an enforcement notice?		✓
s.187a Art.3	3	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
Art.3 (5)	4	Are the building operations involved in the construction of the dwellinghouse lawful?	✓	
Art.4	5	Is there an 'Article 4 Direction' in effect for the site?		✓
Art.4	6	Is it within the curtilage of the dwellinghouse?	✓	

Fuel storage

Sch.2 Pt. 1 E.b	7	Does the development consist of a container used for the storage of oil or liquid petroleum gas?		✓
Sch.2 Pt. 1 E.b	8	Is the storage for domestic heating purposes?		✓
E.1(j)	9	Would the capacity of the container exceed 3,500 litres?		✓

Outbuildings and pools

Sch.2 Pt. 1 E.a	10	Does the development comprise a building or enclosure, swimming or other pool, or the maintenance, improvement or other alteration of such a building or enclosure?	✓	
Sch.2 Pt. 1 E.a	11	Is the building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such?	✓	

Fuel storage and outbuildings

E.1(a)	12	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)?		✓
E.1(b)	13	Would the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) exceed 50% of the total area of the original curtilage (excluding the original dwelling)?		✓
E.1(c)	14	Would any part of the building, enclosure, pool or container be situated on land forward of a wall forming the principal elevation of the original dwellinghouse?		✓
E.1(d)	15	If it is a building would it have more than one storey?		✓
E.1(e)	16	Would the height of the building, enclosure or container exceed: (i) Four 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 two metres of the boundary of the curtilage of the dwellinghouse? (iii) Three metres in any other case?		✓ ✓ ✓
E.1(f)	17	Would the height of the eaves of the building exceed 2.5 metres?		✓
E.1(g)	18	Would the building, enclosure, pool or container be situated within the curtilage of a listed building ?		✓
E.1(h)	19	Would the development include the construction or provision of a veranda, balcony or raised platform?		✓
E.1(i)	20	Would it relate to a dwelling?		✓

			Yes	No
E.10)	21	Would it relate to a microwave antenna?		✓
E.3	22	Article 2(3) land (World Heritage Sites, National Parks, AONBs & Conservation Areas): Would any part of the building, enclosure, pool or container be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse?		✓
	23	Would it affect or be within the Root Protection Area of a TPO'd tree? <i>* Does not affect Article 3 permission but separate TPO approval may be needed</i>	✓	

Conclusion:

The proposed application for a certificate of lawfulness for the proposed erection of an outbuilding constitutes development and thus requires planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015, the proposal being in accordance with Schedule 2 (Part 1) (Class E) of the Order.

DRAFT APPROVED



Development Management Team Leader

Date: 19/05/25