

Received Date	31 July 2025
Expires:	25 September 2025
Application Number:	251796
Site:	548 Wokingham Road, Earley, Wokingham, RG6 7JB
Application:	Application for a certificate of lawfulness for the proposed erection of a detached garage following demolition of existing pre-fab garage.

1. Relevant Planning History

Application Number	Proposal	Decision Date	Decision	Relevant Conditions
232427	Householder application for the proposed first floor front extension, removal of front and rear roof dormers. Addition of 2 No roof lights to the main roof, additional window to front gable, erection of a two storey rear extension with Juliet balcony, conversion of the garage to create habitable accommodation and erection of a detached single garage along with changes to fenestration, following demolition of the existing carport and demolition of existing conservatory.	23/11/2023	Approved	None
222882	Householder application for the proposed two storey front extension, single storey rear extensions following demolition of existing conservatory, conversion of existing garage to habitable accommodation, insertion of 2 no. rear dormer windows, insertion of 2 no. front rooflights following removal of front dormer window, erection of detached, single storey garage following demolition of existing carport and changes to fenestration.	10/11/2022	Approved	None
12643	Conversion of rear part of garage into a utility room and demolish front part and erect a new double garage.	1980	Approved	None
08939	Conversion of garage to bedroom and extend kitchen and dining room.	04/10/1978	Approved	
86/54	Bungalow, garage and access.	12/03/1954	Approved	None.

2. Site Description

The application site comprises a detached chalet-style bungalow located on the southern side of Wokingham Road, Earley.

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.

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 (GPDO)

- 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:

The proposal relates to a certificate of lawfulness for a proposed detached garage with a pitched roof form following demolition of the existing garage.

7. Assessment against legislation:

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

			Yes	No
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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?	NA	NA
E.1(j)	9	Would the capacity of the container exceed 3,500 litres?	NA	NA

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?		✓
			✓	
			NA	NA
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?	✓	
E.1(j)	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?	NA	NA

			Yes	No
23	Would it affect or be within the Root Protection Area of a TPO'd tree? * Does not affect Article 3 permission but separate TPO approval may be needed			✓

8. Conclusion:

The western flank elevation of the proposed detached garage would be located approximately 1.7m from the shared boundary with a maximum height in excess of 2.5m (approximately 3.54m).

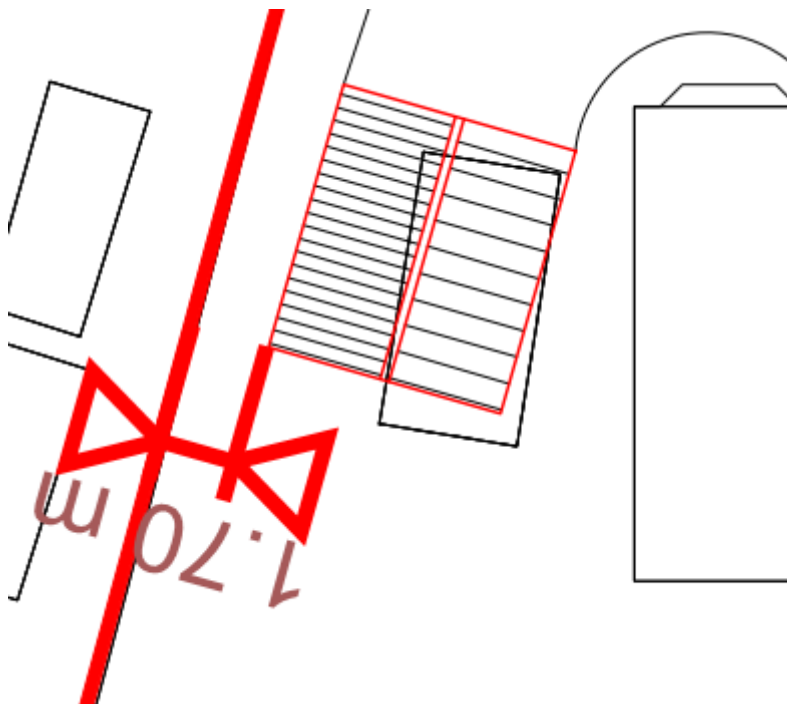


Figure 1: Taken from Site Plan (25/971-02)

Schedule 2, Part 1, Class E, E.1 (e) states that development is not permitted if the height of the building would exceed –

(ii) 2.5m in the case of a building within 2m of the boundary of the curtilage of the dwellinghouse.

Therefore, the proposal would not be lawful under permitted development as the proposed development does not comply with Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal would **not** be permitted development.

DRAFT APPROVED

Development Management Team Leader

Date: 23.9.25