

Received Date:	30 January 2026
Expires:	27 March 2026
Application Number:	260247
Site:	The Studio Unit 5, City Limits, Danehill, Earley, Wokingham, RG6 4UP
Application:	Application for a certificate of lawfulness for the proposed use of building to Class Use E(e) Medical or health services.

1. Relevant Planning History

Application Number	Proposal	Decision Date	Decision	Relevant Conditions
012266	Outline application for the erection of a building for B1A office use (600 square metres floorspace).	20/02/2002	Approved	None
021944	Proposed erection of 5 office (B1a) units.	08/09/2003	Approved	None

2. Site Description

The application site consists of a ground floor commercial unit within a two-storey block of commercial units located on the western side Danehill. The application site is in a major development location in 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 A) grants planning permission for the "*enlargement, improvement or other alteration 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 the proposed change of use from office space to a veterinary surgery. There are no changes proposed to the existing footprint or form of the building.

7. Assessment against legislation:

The building was originally permitted under application 021944 for the 'Proposed erection of 5 office (B1a) units' on 08 September 2003. Use Class B1a has since been reclassified and now falls within Use Class E (Commercial, Business and Service) of The Town and Country Planning (Use Classes) Order 1987 (as amended). Class E(e) covers 'Medical services not attached to the residence of the practitioner'.

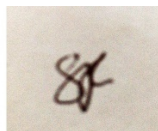
As both the existing and proposed uses fall within the same use class (Class E), the change of use does not constitute 'development' as defined by Section 55 of The Town and Country Planning Act 1990.

Furthermore, there are no planning conditions restricting changes within Class E. In addition, the proposal does not involve operational development requiring planning permission.

8. Conclusion:

In conclusion, the proposed change of use from office to veterinary surgery falls within the same use class (Class E) and is therefore permitted without the need for planning permission.

DRAFT APPROVED

A small, square, light-colored stamp or piece of paper with a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Development Management Team Leader

Date: 25.3.26