

Received Date:	7 April 2026
Expires:	2 June 2026
Application Number:	260748
Site:	Walter Infant School And Nursery, Murray Road, Wokingham, Wokingham, RG41 2TA
Application:	Application for a certificate of lawfulness for the proposed single storey side extension, including associated ramps and guarding, the formation of new steps and guarding, fenestration alterations, together with associated internal works and the installation of a new canopy.

1. Relevant Planning History

Application Number	Proposal	Decision Date	Decision	Relevant Conditions
09594	Timber sectional shed for storage for nursey school equipment and chain link fence at Walter Count Infant School	14/12/78	C/A	N/A
20612	Renewal of temporary permission (09594)	26/01/84	C/A	N/A
28666	Renewal of temporary permission for classroom	25/01/88	C/A	N/A
335386	Sitting on temporary classroom (J) at Walter County Infants School	15/01/91	C/A	N/A
F/2001/5255	Proposed single storey extension to school to form resource area.	30/01/02	C/A	N/A
F/2002/7219	Proposed erection of 1.8m high fence around school.	15/01/03	C/A	N/A
070520	Proposed erection of single storey extension to classroom for enhanced teaching area.	17/03/08	C/A	N/A
101486	Proposed construction of link covered way.	28/04/10	C/A	N/A

2. Site Description

The site comprises of school buildings with a playing space.

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 potential bat roosting.
- The site is within Major Development Locations of Wokingham.

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 proposed single-storey front extension, which provides a new entrance/reception space is approx. 3.125m in height, 5.20m in width and 5.50m in length.

Canopy is approx. 3m in width and length and 2.90m in height.

The formation of new access ramps, steps and guarding, together with associated external works and fenestration alterations.

The proposed external air conditioning unit, serving the SEN provision.

7. Assessment against legislation:

M1. Development not permitted

		Yes	No
a	If the cumulative footprint of any erection, extension or alteration under Class M on or after the relevant date would exceed the greater of— (i) 25% of the cumulative footprint of the school; or (ii) 250 square metres;		x
b	In the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premise		x
ba	In the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the		x

		Yes	No
	curtilage of that residential land;		
c	If, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;		x
d	If the height of any new building erected would exceed (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or (ii) in all other cases 5 metres;		x
da	If the height of any rooftop structure would exceed 1.5 metres		x
e	If the height of the building as extended or altered would exceed— (i) if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or (ii) in all other cases, the height of the building being extended or altered;		x
f	If the development would be within the curtilage of a listed building; or		x
g	Unless- (i) in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education		x

M.2- Development is permitted by Class M subject to the following conditions:

		Yes	No
a	the development is within the curtilage of an existing school, college, university or hospital;	x	
b	the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital;	x	
c	any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university prison or hospital buildings	x	
d	Any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered	x	
e	where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site		x

M.3- Interpretation of Class M:

Original school, college, university, prison or hospital building” means original building which is a school, college, university, prison or hospital building, as the case may be, other than any building erected at any time under Class M.

“School” does not include a building which changed use by virtue of Class S of Part 3 of this Schedule (changes of use) or which was erected by virtue of Class CA of Part 4 of this Schedule (temporary buildings and uses).

8. Conclusion

The proposed single storey side extension, including associated ramps and guarding, the formation of new steps and guarding, fenestration alterations, together with associated internal works and the installation of a new canopy. 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 7) (Class M) of the Order.

DRAFT APPROVED



Development Management Team Leader

Date: 29/05/26