

Verification of Application Evidence

NURSERY EXTENSION WORKS

at
RIVERMEAD PRIMARY SCHOOL
LODDON BRIDGE ROAD,
WOODLEY,
WOKINGHAM,
RG5 4BS



FEBRUARY 2026

1. Description of Development

This document relates to Planning Portal Reference: PP-14688994

Wilby & Burnett LLP have been appointed to produce the supporting documentation and to apply for permitted development rights for a nursery extension to Rivermead Primary School.

This Lawful Development application has been prepared for and on behalf of our clients, Rivermead Primary School, and Bellevue Place Education Trust. It should be read in conjunction with the supporting application documents and drawings.

The purpose of this proposed extension is to provide Rivermead with a school-based nursery, and to provide facilities that comply with the minimum classroom size as required by the Department of Education under Building Bulletin 103.

The proposed works include the extension of the school onto the courtyard whilst keeping an external play space, and some internal alterations to provide a nursery toilet block and staff storage. Allowing for cloak space and direct access to the playground from the nursery classroom on the ground floor.

The proposal also includes for a new external canopy structure and associated minimal external works.

We believe the following analysis demonstrates compliance under the current legislation and a Permitted Development certificate can be issued.

2. Evidence Verification

In order to justify the route via permitted development please see below justification in orange of all the points raised in the relevant legislation.

Schedule 2 of the Permitted Development rights, Part 7 Class M as described within The Town and Country Planning (General Permitted Development) (England) Order 2015 as updated on April 2021, states the following-

Permitted development
M. The erection, extension or alteration of a school, college, university, or hospital building. The proposed works will extend the existing school building.
Development not permitted
M.1 Development is not permitted by Class M— (a) if the cumulative footprint of any erection, extension, or alteration under Class M on or after 1st February 2026 would exceed the greater of— (i) 25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on 1st February 2026; This equates to 583m². or (ii) 250 square metres; Footprint of proposed extension = 47.6m² (b) 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 curtilage of that residential land; The proposal is over 5m away from any boundary. (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; Playing fields will not be affected by the development. (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, 6 metres; The proposed extension will be located over 10m in plan away from the boundary and no higher than 6m.

2. Evidence Verification

(d) if the height of any rooftop structure would exceed 1.5 metres (ii) in all other cases, the height of the building being extended or altered; The height of the rooftop over the proposed extension will be lower than the height of the existing building.
(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; The proposed extension will be located over 10m in plan away from the boundary and will be no higher than the existing building being extended.
(f) if the development would be within the curtilage of a listed building; or The development does not relate to a listed building.
(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 The existing use of the building is for educational use and this does not change with this proposal.
M.2 Development is permitted by Class M subject to the following conditions—
(a) the development is within the curtilage of an existing school, college, university, prison or hospital; The development is within the curtilage of the existing school.
(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; The development is an extension to existing classrooms and will be used as teaching space.
(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; The proposed materials have been chosen to match those of the existing building.

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- (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.

The proposed materials have been chosen to match those of the existing building.

- (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;

The proposed extension will result in an increase in the school's published admission number.

- (f) where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

Not applicable

- (g) an application required under paragraph (f) is to be made and determined in accordance with paragraph M.2A (procedure for applications for prior approval under Class M);

Not applicable

- (h) development approved pursuant to an application under paragraph (f) is permitted subject to the condition that it is completed within a period of three years starting with the prior approval date.

Not applicable