

Received Date:	22 August 2025
Expires:	17 October 2025
Application Number:	252015
Site:	1 Japonica Close, Barkham, Wokingham, RG41 4XJ
Application:	Application for a certificate of lawfulness for the proposed partial garage conversion to create habitable accommodation plus changes to fenestration.

1. Relevant Planning History

Application Number	Proposal	Decision Date	Decision	Relevant Conditions
210391	Householder application for the proposed single storey side extension, first floor front extension and changes to fenestration.	15/03/2021	Approved	None
153124	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.	11/01/2016	Approved	None
22978	Residential development to provide 20 dwellings land at No.8 Sandy Lane Wokingham.	09/08/1985	Approved	Condition 7
28079	Construction of 17 new 4-bedroom houses and associated roads, footpaths and garages land at Sandy Lane Barkham.	30/07/1987	Approved	Condition 7

2. Site Description

The application site consists of a two- storey detached property located in Barkham, southwest of Wokingham.

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 located in an area suitable for bat roosts.

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 a partial garage conversion to create habitable accommodation plus changes to fenestration which includes replacing the existing garage door with two windows and reducing the width of a ground floor window in the northeastern elevation.

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 (4)	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 original building lawful?	✓	
Art.3 (6)	5	Does it involve the formation, laying out or material widening of a means of access to an existing highway which is a trunk or classified road, or creates an obstruction to the view of persons using any highway used by vehicular traffic, so as to be likely to cause danger to such persons?		✓
Art.4	6	Is there an ‘Article 4 Direction’ in effect for the site?		✓
Sch.2 Pt. 1 A	7	Does it consist of enlargement, improvement or other alteration of a dwellinghouse?	✓	
A.1(a)	8	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)?		✓
A.1(b)	9	Would the total area of ground covered by buildings (other than the original dwelling) exceed 50% of the total area of the curtilage?		✓
A.1(c)	10	Would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?		✓
A.1(d)	11	Would the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse?		✓

			Yes	No
A.1(e)	12	Would the enlarged part of the dwellinghouse extend beyond a wall which - (i) fronts the principal elevation of the original house; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse?		✓
A.1(f)	13	If the enlarged part of the dwellinghouse is single storey, would it either: (i) extend beyond the rear wall of the original dwellinghouse by more than: 4 metres in the case of a detached dwellinghouse 3 metres in the case of any other dwellinghouse; or (ii) exceed 4 metres in height		✓
A.1(g)	14	For a dwellinghouse not in article 2 (3) land (incl conservation area) if the enlarged part of the dwellinghouse is single-storey, would it either (i) extend beyond the rear wall of the original dwellinghouse by more than: 8 metres in the case of a detached dwellinghouse 6 metres in the case of any other dwellinghouse; or (ii) exceed 4 metres in height NB: As per Para A.4 of Part 1 of for development that exceeds the limits in para A.1 (f) (question 13) but is allowed by para A.1 (g) (question 14) <u>Prior Approval via the 'Neighbours Notification Scheme' is required</u>		✓
A.1(h)	15	If the extension would be more than a single storey would it: (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of the rear boundary of the curtilage.		✓
A.1(i)	16	Would the enlarged part of the dwellinghouse would be within 2 metres of the boundary with an eaves height in excess of 3 metres?		✓
A.1(j)	17	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse and: (i) exceed 4 metres in height, (ii) have more than a single storey, or (ii) have a width greater than half the width of the original dwellinghouse		✓
A.1(k)	18	Would the development consist of or include: (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.		✓
A.2(a)	19	Article 2(3) land (inc. conservation areas):		✓

			Yes	No
		a. Would the development consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?		
A.2(b)	20	b. Would the extension extend beyond a wall forming a side elevation of the original dwellinghouse?		✓
A.2(c)	21	c. Would the extension have more than a single storey and extend beyond the rear wall of the original dwellinghouse?		✓
	22	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 will likely be needed.		✓

Condition 7 of permission 22978 for the 'Residential development to provide 20 dwellings land at No.8 Sandy Lane Wokingham' (09/08/1985) states:

Details of the siting, design and external appearance of any garage to be erected on the site and the means of access thereto shall be submitted to and approved in writing by the District Planning Authority prior to the erection thereof. Any garage erected on the site shall be used as a domestic garage only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.

Reason: In the interests of good layout, design and amenity and to ensure that any garage is retained in accordance with the District Planning Authority's parking standards.

Condition 7 of permission 28079 for the 'Construction of 17 new 4-bedroom houses and associated roads, footpaths and garages land at Sandy Lane Barkham' (30/07/1987) states:

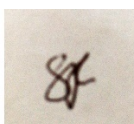
The garages hereby permitted shall be used as domestic garages only and shall not be used for business purposes nor for any other purpose without the prior written permission purposes of the District Planning Authority.

Reason: In the interest of amenity and to ensure that the garages are retained for use in accordance with the District Planning Authority's parking standards.

The application site is subject to conditions imposed under historic planning permissions that restrict the use of garages to domestic garaging/parking purposes only and therefore, the proposed changes would require planning permission and cannot be assessed against the legislation set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The changes would not be lawful under permitted development as the proposed development would be in breach of Condition 7 of 22978 and Condition 7 of permission 28079.

8. Conclusion:

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



Development Management Team Leader

Date: 24.9.25