

Received Date:	23 February 2026
Expires:	20 April 2026
Application Number:	260434
Site:	Rivermead Primary School, Loddon Bridge Road, Woodley, Wokingham, RG5 4BS
Application:	Application for a certificate of lawfulness for the proposed erection of a single storey extension and canopy roof in an internal courtyard.

1. Relevant Planning History

Application Number	Proposal	Decision Date	Decision	Relevant Conditions
S19/60	Extension of playing fields	14/12/1960	Approve	N/A
S11/70	Convert Secondary School to Infant School and ESN School			
1345/73	Erection of a Building to use as a Toy Store	08/02/1993	Approve	N/A
43028	Car Park and Hard Play Area	14/11/1994	Approve	N/A
002570	Extension to 2 classrooms	28/06/2000	Approve	N/A
011336	New Classroom and Circulation Area	24/10/2001	Approve	N/A
051504	Single Storey Extn = Conservatory	04/04/2005	Approve	N/A

2. Site Description A Primary School and playing field in Woodley

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 single storey extension will be located adjacent to the existing 'small hall' and will provide accommodation for a nursery. It will have a flat roof with 3 no. roof lights and measure approximately 9.4m in width, 5.3m in depth and 2.5m in height.

The proposed canopy roof in an internal courtyard will measure approximately 2.5m in height, 9.4m in length and 2.4m in depth.

The internal alterations include removal of an internal wall to create a 'Wet Area' and pupil toilets. Internal works do not constitute "development" under Section 55 of the Town and Country Planning Act 1990 unless they materially affect the external appearance or involve structural changes. In this case, the works are internal and do not require planning permission.

7. Assessment against legislation: Class M – extensions etc for schools, colleges, universities, prisons and hospitals

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 curtilage of that residential land;		x
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

		Yes	No
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 erection of a single storey extension and canopy roof in an internal courtyard constitutes development requiring planning permission. 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

A handwritten signature in purple ink, appearing to be 'Aje', is positioned above the title.

Development Management Team Leader

Date: 16/04/26