Renaissance Design Studio

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1B Molly Millars Lane

Wokingham

Berkshire

RG41 2RT

Planning Statement

Lawful Development Certificate (Proposed)

Address: 1B Molly Millars Lane, Wokingham, Berkshire, RG41 2RT

Description of Works: Replacement of garage door with brick infill and window in connection with conversion of integral garage to habitable accommodation.

Local Authority: Wokingham Borough Council

Client: Mr Diego Martin

Date: October 2026

This statement accompanies an application for a Lawful Development Certificate under section 192 of the Town and Country Planning Act 1990 and should be read alongside the submitted drawings. The application seeks a determination of lawfulness only; it is not an application for planning permission and the planning merits of the proposal are not a matter for consideration.

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1. Introduction

1.1 Purpose of this Statement

This Planning Statement has been prepared by Renaissance Design Studio on behalf of Mr Diego Martin (the Applicant) in support of an application to Wokingham Borough Council for a Lawful Development Certificate (Proposed Use or Development) under section 192 of the Town and Country Planning Act 1990 (as amended). It sets out the factual basis of the proposal and demonstrates that the proposed works would be lawful, either because they do not constitute development or because they are permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO).

1.2 Description of the Proposal

Replacement of garage door with brick infill and window in connection with conversion of integral garage to habitable accommodation.

1.3 Status of Works

No works have commenced on site. The application therefore relates to proposed development and is made under section 192 of the Act rather than section 191.

1.4 Submitted Documents

This statement should be read together with the following documents submitted with the application:

- Site Location Plan
- Existing Elevations (1:100, A3)
- Proposed Elevations (1:100, A3)
- Existing Floor Plans (1:100, A3)
- Proposed Floor Plans (1:100, A3)
- Proposed Ground Floor Plan, enlarged extract of garage conversion (1:50, A3)
- This Planning Statement

2. The Site and Existing Property

2.1 Site Location

The application site is 1B Molly Millars Lane, Wokingham, RG41 2RT, a residential property located to the south-west of Wokingham town centre within the administrative area of Wokingham Borough Council. The property is an established dwelling that has occupied the site for many years.

2.2 Existing Dwelling

The property is a detached, one-and-a-half storey dwellinghouse in single family occupation (Use Class C3). It is constructed in red/brown facing brickwork beneath a pitched, plain-tiled roof, with white weatherboarded pitched dormers to the front and rear roof slopes. The ground floor accommodates a reception room, living room, hallway, kitchen/diner, WC and a rear conservatory, with three bedrooms, a bathroom and a shower room at first floor.

2.3 Existing Integral Garage

An integral single garage forms part of the dwellinghouse at the end of the front elevation. It was constructed as part of the works approved under planning reference F/2004/0889 and is structurally integrated with the main house, sharing its internal walls with the ground floor WC and kitchen/diner.

The garage is of matching facing brickwork beneath a flat roof, has a tapering plan form, and is closed to the front by a white horizontally-ribbed garage door. A pedestrian door at the rear of the garage gives access to the garden.

2.4 Parking

The property has an existing driveway to the front which provides off-street parking for three vehicles. This provision is unaffected by the proposal.

3. Planning History and Site Designations

3.1 Planning History

The relevant planning history for the site is:

Reference	Description	Relevance
F/2004/0889	Works to the existing dwelling, including the integral garage	Permission under which the existing integral garage was constructed. The permission does not impose any condition removing permitted development rights under Schedule 2, Part 1 of the GPDO (or its predecessor order), nor any condition requiring the garage to be retained for the parking of vehicles.

3.2 Site Designations

The site is not subject to any designation that would restrict the permitted development rights relied upon in this application:

- The site is not within a Conservation Area.
- The property is not a listed building and is not within the curtilage of a listed building.
- No Article 4 Direction applies to the property.
- The site is not within any other category of Article 2(3) land (National Park, Area of Outstanding Natural Beauty, the Broads or a World Heritage Site).

3.3 Permitted Development Rights

Accordingly, the permitted development rights conferred by Schedule 2, Part 1 of the GPDO remain available to the dwellinghouse in full.

4. The Proposed Works

4.1 External Works

The external works are confined to the front wall of the integral garage and comprise:

- Removal of the existing garage door.
- Infilling of the former door opening with facing brickwork to match the existing dwelling in type, colour, texture and bond.
- Installation of a new white uPVC window within the brick infill panel, matching the style, material and colour of the existing windows of the dwelling and designed to meet the means-of-escape requirements of the Building Regulations.

4.2 Internal Works

Internally, the former garage will be converted to habitable accommodation ancillary to the dwelling. A new internal partition with a door will divide the space into a study area to the front (approximately 3.40m wide at the front wall by 4.41m deep) and a store to the rear (approximately 2.47m by 3.30m). The existing garage structure, including its walls and flat roof, is retained.

4.3 What the Proposal Does Not Involve

The proposal does not involve any enlargement of the dwellinghouse. There is no change to the footprint, height, eaves, roof form or external envelope of the building other than the infilling of the existing door opening. No new floorspace is created, and no works are proposed to the roof or to any other elevation.

4.4 Building Regulations

A separate Building Regulations application will be made for the conversion, which will address matters including the new foundation and wall construction to the infill panel, thermal performance of the converted space, ventilation and means of escape. These are matters for Building Control and do not bear on the lawfulness of the proposal in planning terms.

5. Legal Framework

5.1 Lawful Development Certificates

Section 192 of the Town and Country Planning Act 1990 enables an applicant to ascertain whether a proposed use of buildings or other land, or proposed operations, would be lawful. Under section 192(2), if the local planning authority is provided with information satisfying them that the proposal would be lawful if begun at the time of the application, they shall issue a certificate to that effect. The onus is on the Applicant to demonstrate lawfulness on the balance of probabilities. The planning merits of the proposal are not relevant to the determination.

5.2 Meaning of Development

Section 55(1) of the Act defines development as including the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Section 55(2)(a) provides that the carrying out of works for the maintenance, improvement or other alteration of any building which affect only the interior of the building, or which do not materially affect its external appearance, does not involve development.

5.3 Permitted Development

Article 3 of the GPDO grants planning permission for the classes of development described in Schedule 2, subject to the limitations and conditions specified. Schedule 2, Part 1, Class A permits "the enlargement, improvement or other alteration of a dwellinghouse", subject to the limitations in paragraphs A.1 and A.2 and the conditions in paragraphs A.3 and A.4.

6. Assessment of Lawfulness

6.1 Internal Works

The internal partition, door and associated fitting-out of the former garage affect only the interior of the building. By virtue of section 55(2)(a)(i) of the Act they do not constitute development and do not require planning permission.

6.2 Use of the Converted Space

The integral garage forms part of the dwellinghouse itself. Its use as a study and store will remain a use within, and for the purposes of, the single dwellinghouse. No additional unit of accommodation is created and the property will continue to be used as a single dwellinghouse within Use Class C3. The proposal therefore involves no change of use, material or otherwise.

6.3 External Works

The replacement of the garage door with brick infill and a window will alter the external appearance of the front elevation and is therefore treated as development. These works constitute the "improvement or other alteration of a dwellinghouse" and fall to be assessed under Schedule 2, Part 1, Class A of the GPDO. Because the works do not enlarge the dwellinghouse, the dimensional limitations of Class A, which apply to the enlarged part of a dwellinghouse, are not engaged. The relevant limitations and conditions are assessed in turn below.

6.4 Class A.1: Development Not Permitted

Paragraph	Limitation	Assessment	Complies
A.1(a)	Permission to use the dwellinghouse as a dwellinghouse granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3	The property is a long-established dwelling and its use as a dwellinghouse does not derive from any Part 3 change of use.	Yes
A.1(b) to A.1(ja)	Limits on ground coverage, height, eaves, siting, depth, width and number of storeys of the enlarged part	No enlargement is proposed. The brick infill sits within the existing opening and the footprint, height and eaves of the building are unchanged. These limitations are not engaged.	Yes
A.1(k)	Verandah, balcony or raised platform; microwave antenna; chimney, flue or soil and vent pipe; alteration to	None of these elements form part of the proposal. No works are proposed to the roof.	Yes

	any part of the roof		
A.1(l)	Dwellinghouse built under Part 20 (construction of new dwellinghouses)	The dwellinghouse was not constructed under Part 20.	Yes

6.5 Class A.2: Article 2(3) Land

Paragraph A.2 imposes additional restrictions, including on the cladding of any part of the exterior, where the dwellinghouse is on Article 2(3) land. The site is not on Article 2(3) land, so paragraph A.2 does not apply. For completeness, the proposal involves matching facing brickwork rather than cladding in stone, artificial stone, pebble dash, render, timber, plastic or tiles.

6.6 Class A.3: Conditions

Paragraph	Condition	Assessment	Complies
A.3(a)	Materials used in any exterior work (other than a conservatory) to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse	The infill panel is to be constructed in facing brickwork to match the existing dwelling, and the new window is white uPVC to match the existing windows in style, material and colour.	Yes
A.3(b)	Upper-floor windows in a side elevation to be obscure-glazed and non-opening below 1.7m	The new window is at ground floor level in the front elevation. This condition does not apply.	N/A
A.3(c)	Roof pitch of an enlarged part of more than one storey to match the original dwellinghouse	No enlargement and no roof works are proposed. This condition does not apply.	N/A

6.7 Class A.4: Prior Approval

Paragraph A.4 relates only to the prior approval procedure for larger single-storey rear extensions under paragraph A.1(g). It is not engaged by this proposal.

6.8 Removal of Permitted Development Rights

As set out in Section 3, permitted development rights have not been removed by any condition attached to planning permission F/2004/0889 or any other permission, and no Article 4 Direction applies. Nothing therefore prevents reliance on Class A.

7. Other Matters

7.1 Parking

Although parking provision is not a test of lawfulness under section 192, it is noted for completeness that the existing driveway provides off-street parking for three vehicles, which is retained in full. The loss of the garage as a parking space will not result in any displacement of parking onto the highway.

7.2 Character and Appearance

Similarly, while design merit is not a matter for consideration in this application, the use of matching brickwork and a window of matching style will integrate the alteration with the existing front elevation, consistent with the requirement of condition A.3(a).

8. Conclusion

The internal works and the use of the former integral garage as a study and store do not constitute development. The replacement of the garage door with brick infill and a window is an "improvement or other alteration" of the dwellinghouse that does not enlarge it, does not engage any of the limitations in paragraph A.1, is not on Article 2(3) land, and complies with condition A.3(a) through the use of matching brickwork and a matching white uPVC window. Permitted development rights at the property have not been removed by condition or by an Article 4 Direction.

The Applicant has demonstrated, on the balance of probabilities, that the proposal would be lawful if begun at the time of the application. The Council is respectfully requested to grant a Lawful Development Certificate under section 192 of the Town and Country Planning Act 1990.