

Received Date:	4 April 2025
Expires:	30 May 2025
Application Number:	250868
Site:	Sonning Church Of England Primary School, Liguage Way, Sonning, Wokingham, RG4 6XF
Application:	Application for a certificate of lawfulness for the proposed erection of a single storey extension to the existing assembly hall, installation of a canopy and internal alterations.

1. Relevant Planning History

Application Number	Proposal	Decision Date	Decision	Relevant Conditions
11750	Addition to school store	25/10/79	C/A	N/A
F/1998/67426	Proposed Erection Of New Sports Hall Extension To Classroom And Internal Alterations	18/08/98	C/A	N/A
F/2001/3469	Proposed extension to school to form classroom with corridor link and external covered way and siting of temporary classroom unit	23/04/01	C/A	N/A
F/2004/3482	Proposed extensions to school to form 2 classrooms and admin area.	02/02/05	C/A	N/A
F/2008/1224	Proposed erection of 3m high chain link fencing around school ball games area in playground.	10/07/08	C/A	N/A
161037	Full application for the proposed demolition of existing staff toilets, new extension and internal alterations to form new secure entrance and reception area and new staff and disabled toilet. External works to form new parking layout and safer access.	22/07/16	C/A	N/A
163312	Application to vary condition 4 of planning consent 161037 for the demolition of existing staff toilets, new extension and internal alterations to form new secure entrance and reception area and new staff and disabled toilet; external works to form new parking layout and safer access. Condition 4 relates to parking and turning space.	05/01/17	C/A	N/A
203230	Full application for the proposed erection of a detached, single storey building to create a drama and music studio with associated facilities and the relocation of existing playgroup equipment.	31/03/21	C/A	N/A

2. Site Description: The site comprises of school buildings with a playing field.

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 potential bat roosting.
- The application site is located within Limited Development Locations of Sonning.

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 to the existing assembly hall is approx. 2.20m in width, 9.15m in length and 3.25m in height.

The proposed canopy would be approx. 2.80m in height, 3.75m in length and 2.70m in width.

The internal alterations include removing the internal wall between the storage area and kitchen to create a larger kitchen. 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.

Class M – extensions etc for schools, colleges, universities, prisons and hospitals

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 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
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	x	

	appearance to those used for the original school, college, university prison or hospital buildings		
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 to the existing assembly hall, installation of a canopy and internal alterations. 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: 30 May 2025