

Wokingham Borough Council
Planning Services,
PO Box 157, Civic Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Submitted via the planning portal

Dear Sirs or Madam,

**WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, WINNERSH, WOKINGHAM,
BERKSHIRE RG41 5LH – PROPOSED FENESTRATION CHANGES AND ASSOCIATED
EXTERNAL WORKS**

PLANNING PORTAL REFERENCE: PP-14808360

I write on behalf of my Client, Wokingham Borough Council's Development Team, in relation to their interest at Winnersh Primary School, Greenwood Grove, Winnersh, Wokingham, Berkshire, RG41 5LH to submit at a Lawful Development Certificate for a Proposed Use.

The proposals comprise the installation of a new timber canopy structure, the relocation of an existing canopy within the site, the formation of new access ramps and associated external works, the installation of new fencing and gates, and alterations to the existing building, including fenestration changes (doors and windows), together with internal alterations to facilitate SEN provision from September 2026.

The electronic submission comprises the following documentation:

- Completed application forms and certificates dated 25th March 2026
- Completed CIL forms dated 25th March 2026

Christopher James Architecture

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- Architectural drawings 407-1100-B, 1200, 1205-B and 1300-A, as listed on the attached Drawing Issue and Register Sheet dated 25th March 2026
- Record drawing of an existing canopy for information (ref: 171956), which is proposed to be relocated further into the site
- Manufacturer's data sheets for the proposed fencing and canopy within the dedicated SEN area

The proposed works have been assessed against the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is considered that the development falls within permitted development rights under Schedule 2, Part 32 (development by schools) and Part 2, Class A (means of enclosure).

This assessment is made on the basis that the site is not subject to any Article 4 Direction and that the buildings are not listed or within the curtilage of a listed building.

In particular, the proposed new canopy structure is located more than 5.0m from all site boundaries and does not exceed the relevant height limitations, thereby complying with the siting and height restrictions set out under Part 32.

The relocation of the existing canopy, formation of new access ramps, associated external works, and alterations to the existing building (including new door and window openings) are similarly considered to constitute development required for the purposes of the school and fall within the allowances of Part 32.

The proposed fencing and gates are located within the site, are not adjacent to a highway, and do not exceed 2.0m in height. They are therefore considered to comply with Schedule 2, Part 2, Class A.

Accordingly, it is considered that the proposed development benefits from permitted development rights and does not require planning permission.

With regards to the application fee, I have confirmed that this is £149.00 which will be paid via the Planning Portal

The supporting information will only be provided electronically unless otherwise requested.

I look forward to receiving your confirmation that the application has been registered.



Chris Connor

for Christopher James Architecture Enc

cc:

Mrs S Lee – WBC