

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,

**WALTER INFANT SCHOOL AND NURSERY, MURRAY ROAD, WOKINGHAM, RG41 2TA
– PROPOSED FRONT ENTRANCE EXTENSION, FENESTRATION CHANGES AND
ASSOCIATED EXTERNAL WORKS**

PLANNING PORTAL REFERENCE: PP-14815664

I write on behalf of my Client, Wokingham Borough Council's Development Team, in relation to their interest at Walter Infant School and Nursery, Murray Road, Wokingham, RG41 2TA to submit an application for a Lawful Development Certificate for a Proposed Use.

The proposal comprises a new single-storey front extension to create an entrance/reception space, including associated ramps and guarding, the formation of new steps and guarding, and fenestration alterations, together with associated internal works and the installation of a new canopy to support SEN provision from September 2026.

The electronic submission comprises the following documentation:

- Completed application forms and certificates dated 27th March 2026
- Completed CIL forms dated 27th March 2026
- Architectural drawings 406-1100, 1200, 1205-A, 1300, 1305-A and 1306-A, as listed on the attached Drawing Issue and Register Sheet dated 27th March 2026

Christopher James Architecture

27 Chaucer Way, Woosehill, Wokingham, Berkshire, RG41 3BG

T: 01189 797892 M: 07736039224 E: Chris@christopherjamesarchitecture.co.uk

Chris Connor – BA (Hons) MCIAT

www.christopherjamesarchitecture.co.uk



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).

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 single-storey front extension, which provides a new entrance/reception space, is located more than 5.0m from all site boundaries (in excess of 32m) and has a maximum height of approximately 3.125m when measured from existing ground level (approximately 2.925m from damp proof course level). The extension is constructed in materials to match the existing building, comprising brickwork and render, and therefore complies with the siting and height limitations set out under Part 32.

The formation of new access ramps, steps and guarding, together with associated external works and fenestration alterations, are considered to constitute development required for the purposes of the school and fall within the allowances of Part 32.

The proposed external air conditioning unit, serving the SEN provision, is considered to constitute ancillary plant required for the operation of the school and is similarly considered to fall within permitted development rights under Schedule 2, Part 32.

The proposed canopy is similarly located more than 5.0m from all site boundaries and complies with the relevant height limitations under Part 32.

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.

[REDACTED]

Yours faithfully,

[REDACTED]

Chris Connor

for Christopher James Architecture Enc

cc:

Mrs S Lee – WBC