

Received Date:	31 March 2025
Expires:	26 May 2025
Application Number:	250734
Site:	Reading Blue Coat School, Sonning Lane, Sonning, RG4 6SU
Application:	Application for a certificate of lawfulness for the proposed erection of 4no. temporary school buildings.

1. Relevant Planning History

Application Number	Proposal	Decision Date	Decision	Relevant Conditions
582/1972	Laboratory and Lecture Hall	13/04/1972	Approve	N/A
02059	Pavilion and Changing Rooms	20/02/1975	Approve	N/A
02514	Storage Building	15/05/1975	Approve	N/A
03292	Storage Accommodation	02/10/1975	Approve	N/A
04479	Additional Classroom + Repairs	07/05/1976	Approve	N/A
05606	Demolition of library, erection of form block and replacement library	25/11/1976	Approve	N/A
08519	Three new class rooms	08/06/1978	Approve	N/A
10293	Assembly area and staff accommodation	13/04/1979	Approve	N/A
10668	Staff accommodation and classroom	08/06/1979	Approve	N/A
11577	Assembly Hall and Music Room	28/08/1979	Approve	N/A
24026	Store Building	04/02/1985	Approve	N/A
23425	Common Room	22/05/1985	Approve	N/A
24391	Two Storey Class Room	11/09/1985	Approve	N/A
35548	Two Storey Staff Room	03/05/1990	Approve	N/A
BRA9351	Two Storey Building	20/09/1990	Approve	N/A
960423	Classroom Building	07/07/1997	Approve	N/A
981623	Temporary Storage Building	05/01/1999	Approve	N/A
042277	Replacement cricket pavilion	19/11/2004	Refused	N/A
081775	Replacement boat house with new gates	27/11/2008	Approve	N/A
101035	Two storey classroom block, access road and two temporary buildings containing four classrooms	14/10/2010	Approve	N/A
140942	Single storey Changing Room Block following removal of existing timber shed, plus link to existing outside Swimming Pool.	05/03/2015	Approve	N/A
141983	New Performing Arts Centre, Grounds Maintenance & Activity Centre, Design & Technology Centre, temporary Drama Studio, and vehicle drop-off/turning point, demolition of Music Centre, ICT Centre, Way Hall, Drama Studio, Design Technology building, CCF Building and Grounds and	09/07/2015	Approve	N/A

	Maintenance buildings.			
182281	Full planning application for the partial demolition of "old Design & Technology" buildings and erection pitched roof to retained "Old Coach House" building, plus external works including the fenestration and erection of a new cycle shelter.	09/11/2018	Approve	N/A
210693	Application to vary condition 13 of planning consent 170118 for the Application to vary condition 13 of planning consent F/2010/1641 for the Proposed erection of a two storey classroom block, construction of an internal access road (part temporary part permanent) and erection of two temporary buildings containing 4 classrooms. Demolition of existing 3 classroom buildings known as (Dunster Gaines Cooper & Lesser) to allow for up to 825 pupils to be enrolled at the school. Condition 13 refers to pupils enrolled at the school and the variation is to allow for up to 1,100 pupils to be enrolled at the school.	17/08/2021	Committee Approval	Conditions 13, 15, 16 and 17 restricting the increase in admissions until this information is provided.
212301	Application for a certificate of lawfulness for the proposed erection of a single storey temporary building for educational use.	02/09/2021	Approve	N/A
230707	Full application for the erection of an external fire escape to the North West elevation of the building, following the existing fire escape's demolition.	10/05/2023	Approve	N/A
230127	Application for a certificate of lawfulness for the proposed single storey, detached toilet block.	01/02/2023	Approve	N/A
232925	Full application for the proposed erection of a 2No storey building to form practice areas on the ground floor and a second floor Auditorium and stage, along with 4No Monodraughts and Solar panels to the main roof. Permanent retention of the temporary Drama studio building following substantial demolition of Way Hall and	18/01/2024	Approve	N/A

	shed adjacent. External alterations, including new roof and cladding to the existing music annexe along with associated hard and soft landscaping.			
242223	Application for non-material amendment to planning consent 232925 to amend the description to the following: Full application for the proposed erection of a part single, part two storey building for educational purposes following the substantial demolition of existing building; permanent retention of temporary drama studio for educational purposes; external alterations, including new roof and cladding, to existing music annexe; associated hard and soft landscaping.	09/09/2024	Approve	None
242561	Application to vary conditions 2 and 3 of planning consent 232925 (as amended by application 242223) for the proposed erection of a part single, part two storey building for educational purposes following the substantial demolition of existing building; permanent retention of temporary drama studio for educational purposes; external alterations, including new roof and cladding, to existing music annexe; associated hard and soft landscaping. Condition 2 refers to the approved details and 3 to external materials, and the variation is to allow for changes to footprint, bulk and appearance and to incorporate changes to the Surface Water Drainage Strategy.	19/11/2024	Approve	None

2. Site Description

A selection of detached single, two storey and three storey buildings which form Reading Blue Coat School.

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 located within a Bat Roost Suitability Habitat and within green, amber and red risk zones for Great Crested Newts.

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 7) (Class M) grants planning permission for the "*The erection, extension or alteration of a school, college, university, prison or hospital building*"
- 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:

Proposed erection of 4no. temporary school buildings.

7. Assessment against legislation:

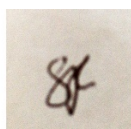
			Yes	No
s.55	1	Does it constitute development?	✓	
s.191	2	Would it be contrary to an enforcement notice?		✓
s.187a Art.3 (4)	3	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
Art.3 (5)	4	Are the building operations involved in the construction of the original building lawful?	✓	
Art.3 (6)	5	Does it involve the formation, laying out or material widening of a means of access to an existing highway which is a trunk or classified road, or creates an obstruction to the view of persons using any highway used by vehicular traffic, so as to be likely to cause danger to such persons?		✓

			Yes	No
Art.4	6	Is there an 'Article 4 Direction' in effect for the site?		✓
	7	Would if the cumulative footprint of any erection, extension or alteration under Class M on or after 21 st April 2021 exceed the greater of— (i) 25% of the gross floor space of the original school, college, university or hospital building as it was on 21 st April 2021; or (ii) 250 square metres,		✓
	8	Would any part of the development would be within 5 metres of a boundary of the curtilage of the premises?		✓
	9	Would any part of the development be adjacent to another site in C3 use and within 5 metres of a boundary of the curtilage of the premises?		
	10	Would, 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?		✓
	11	Would the height of the building as extended or altered exceed— (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or (ii) in all other cases, 6 metres.		✓
	12	Would the height of any rooftop structure exceed 1.5 metres?		✓
	13	Would the height of the building as extended or altered 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;		
	14	Would the development be within the curtilage of a listed building?		✓
	15	Development is not permitted 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;	✓	

8. Conclusion:

The proposed erection of 4no. temporary school buildings constitutes development requiring planning permission. Permission is available under Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 and the proposal accords with Schedule 2 (Part 7) (Class M).

DRAFT APPROVED



Development Management Team Leader

Date: 28.4.25