

Target Date: 4th of August 2023
Address: August House, 6 Brownlow Road, Reading, RG1 6NP
Application No: 230792
Case Officer: James Schofield
Proposal: Replacement front door.

Introduction and Proposal

Plans Submitted

The applicant supplied the following;

Dwg No: PP-12222173v1 - Site Plan

Photos

“Option A” Description of Proposal

As received 12th of June 2023

Al Saints Junior School Front Door replacement document

As received 23rd of June 2023

Relevant Planning History

No relevant planning history.

Summary of Consultations

No consultations were undertaken as it is not required for an application of this type.

Relevant Planning Policy and Guidance

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)

Permitted development rights for householders - Technical Guidance April 2017

Assessment

A Certificate of Lawfulness for a proposed development has been submitted as the applicant considers the proposal falls within the permitted development rights of the property.

The proposed must be assessed to ensure that it complies with the conditions of Class M, Part 7, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to ‘extensions etc for schools, colleges, universities, prisons and hospitals’.

The relevant conditions of the GPDO for alterations to a school are as follows:

M.1 Development is not permitted by Class M—

- (a) if the cumulative gross floor space of any buildings erected, extended or altered would exceed—
 - (i) 25% of the gross floor space of the original school, college, university or hospital buildings; or
 - (ii) 100 square metres,
 - (iii) in the case of a school, 250 square metres and in all other cases, 100 square metres, whichever is the lesser;
- (a) if the cumulative footprint of any erection, extension or alteration under Class M on or after 21st April 2021 would exceed the greater of—
 - (i) 25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on 21st April 2021; or
 - (ii) 250 square metres;
- (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 premises;
- (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;
- (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;
- (d) if the height of any new building erected would exceed 5 metres—
 - (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or
 - (ii) in all other cases, 6 metres;
- (da) if the height of any rooftop structure would exceed 1.5 metres;
- (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;
- (f) if the development would be within the curtilage of a listed building; or
- (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; **COMPLIES, as the site use was converted to a junior free school as per approved planning application 11-01384-FUL (111432) without removing Permitted Development rights enjoyed by the site.**
 - (ii) in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services;
 - (iii) in the case of prison buildings—
- (aa) the predominant use of the existing buildings on the premises is for the confinement of prisoners in closed conditions;
- (bb) the buildings are located on a site with a closed perimeter; and
- (cc) the development does not involve the erection, extension or alteration of any building beyond the perimeter as it stood on 21st April 2021.

Conditions

M.2 Development is permitted by Class M subject to the following conditions—

- (a) the development is within the curtilage of an existing school, college, university, prison or hospital;
- (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;

- (c) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings; and
- (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; **COMPLIES, as the proposal aims to keep a similar appearance to the existing door.**
- (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;
- (f) where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—
- (i) transport and highways impacts of the proposed development;
 - (ii) the design and external appearance of the erection, extension or alteration; or
 - (iii) the impact of the development on heritage and archaeology;
- (g) an application required under paragraph (f) is to be made and determined in accordance with paragraph M.2A (procedure for applications for prior approval under Class M);
- (h) development approved pursuant to an application under paragraph (f) is permitted subject to the condition that it is completed within a period of three years starting with the prior approval date.

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class M, Part 7, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

It can be confirmed that the proposed operation would be lawful for planning purposes on the basis of the drawings received on:

The 12th of June 2023 and the 23rd of August 2023

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed.

Informatives

Building Regulations

Encroachment and Party Wall Act

Construction and Demolition