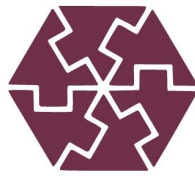


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
469372	173581

Description

Applicant Details

Name/Company

Title

Mrs

First name

Kornelia

Surname

Kawczynska

Company Name

Address

Address line 1

46 Wilson Road

Address line 2

Address line 3

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG30 2RN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

I am planning to install a granny/garden annexe at the rear of my garden. The structure will adhere to the criteria for exemptions from planning permission, as it will lack a permanent foundation and conform to caravan act construction requirements. Despite this, I will need to connect the sewage drain to the main drain, and also link the annex to the main building's water and electricity supply.

The primary operation will involve excavation to install and connect all necessary pipes. The annex will be delivered and erected as modular components, professionally produced by a company specializing in garden offices, annexes, and similar structures. This company ensures compliance with health and safety regulations and all necessary usage criteria. The annex will be constructed from wooden modules without any traditional building materials such as bricks or roof tiles. Assembly will simply involve connecting these prefabricated parts.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The current and proposed usage of the land at 46 Wilson Road, RG30 2RN in Reading is lawful, considering several factors in line with the regulations provided by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The existing use of the land is recognized as residential property with associated garden space, as outlined by HM Land Registry title number BK40556. This designation has been in place since 1964, providing a longstanding lawful basis for residential and incidental structures within the property boundaries.

In my proposal, the annexe falls under Schedule 2 Part 1 Class E of the General Permitted Development Order, which covers buildings incidental to the enjoyment of a dwellinghouse. The annexe, intended for personal or ancillary use, aligns with the lawful use of the residential land.

The garden area is 149.5 square meters, and the proposed annexe has a footprint of 37.5 square meters. Since the annexe occupies less than 50% of the total garden area, it adheres to the stipulated coverage limits set by Schedule 2 Part 1 Class E. Additionally, the annexe's height of 2 meters is within the permissible height restrictions for outbuildings under this regulation, ensuring it does not exceed the maximum allowable height.

The proposed location of the annexe at the back of the garden, within 15 meters of the main building, ensures it remains appropriately positioned relative to the main dwelling. The absence of permanent foundations further supports the temporary and incidental nature of the structure, maintaining its alignment with permitted development rights.

The proposal falls within the boundaries of permissible development, negating the need for traditional planning permission. I have diligently considered all relevant requirements and restrictions, including those related to foundations, the size of the annexe, height, materials used, and the distance from the main house. Furthermore, there is no intention to change the land's purpose, ensuring that the project remains lawful and respectful of existing land-use regulations.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

HM land registry

Select the use class that relates to the existing or last use.

C4 - Houses in multiple occupation

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

Is the proposed operation or use

☐ Permanent

☒ Temporary

If Temporary please give details

The annexe will not be have permament foundations and be able to remove when needed

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

I'm applying for the lawful development certificate because I want to be certain that exisging use is lawful for planning purposes. Planning this project I considered all requirements and restrictions regarding foundations, size of annexe, highgt, material is used, distance from the main house and to ensure that the land use remains unchanged.

Therefore, I belive it stands as a project that does not require additional planning permission, making it worthy of an LDC.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

20/06/2024

My son Bartłomiej Borysiak on my behalf, contacted Mr. Kusyk to determine whether proposed annex would meet the required regulations and if it would need planning permission.

In this consultation, all the necessary details were provided, including measurements, size, materials, and the location of the annex. This comprehensive information helped in conducting a thorough assessment. According to the initial research, the annex appeared to meet the requirements based on the certificate of use. However, it is important to note that no official documentation was processed during this advice stage.

Given the promising feedback, I decided to proceed with the formal application myself.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Kornelia Kawczynska

Date

23/09/2024

Amendments Summary

added location and block plan also added floor and elevation proposed plans