

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: PL/25/0143 Lawful development: Proposed use

Address: 10 MANSFIELD ROAD, READING, RG1 6AJ

Proposal: The replacement of an existing shed with a combined outdoor office and storage area.

Applicant: Rob Ounsley

Received date: 28/01/2025

Target Decision date: 01/04/2025

Case Officer: James Schofield

Introduction and Proposal

Site Description

The proposal site is a semi-detached dwelling with an outbuilding mid-way up the relatively long narrow garden. The site is not listed but it is within the castle street/russell street/oxford road conservation area. PD rights appear to be intact.

Plans Submitted

The applicant supplied the following;

The same plans, originally submitted on either the 28th of January or 4th of February, were resubmitted with labels on the 7th of March 2025 to improve clarity.

- Drwg No. 001 Proposed Site Plan
- Drwg No. 002 Existing Site Plan
- Drwg No. 003 Front Elevation
- Drwg No. 004 Left Elevation
- Drwg No. 005 Rear Elevation
- Drwg No. 006 Right Elevation
- Drwg No. 007 Floor Plan
- Drwg No. 008 Shed Plan

As received 7th of March 2025

Relevant Planning History

No relevant planning history. However, there was a recent tree works application which is relevant:

PL/24/1540 - Proposed works to a tree at 10 Mansfield Road, which confirmed there were no objections to the felling of a hawthorn tree in the garden.

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 2019

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 E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to the 'enlargement, improvement or other alteration of a dwellinghouse'.

The relevant conditions of the GPDO for a replacement outbuilding, which is not listed but *is* in a conservation area, are as follows:

With regard to the outbuilding:

Permitted development

E. The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

Applicable.

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Not applicable.

Development not permitted

E.1 Development is not permitted by Class E if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Complies.

(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

Complies.

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;

Complies.

(d) the building would have more than a single storey;

Complies.

(e) the height of the building, enclosure or container would exceed—

(i) 4 metres in the case of a building with a dual-pitched roof,

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or

Complies; within 2 metres of boundary and 2.4 metres in height.

- (iii) 3 metres in any other case;
- (f) the height of the eaves of the building would exceed 2.5 metres;
Complies; within 2 metres of boundary and 2.4 metres in height
- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
Complies; proposal site is not listed.
- (h) it would include the construction or provision of a verandah, balcony or raised platform;
Complies.
- (i) it relates to a dwelling or a microwave antenna;
Complies.
- (j) the capacity of the container would exceed 3,500 litres.; or
Complies.
- (k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—
Not applicable; not within one of these areas.

- (a) an area of outstanding natural beauty;
- (b) the Broads;
- (c) a National Park; or
- (d) a World Heritage Site,

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Applicable and complies; not to the side of the dwelling.

Interpretation of Class E

E.4 For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

Applicable; labelled as office and storage.

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class E, Part 1, 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:

7th of March 2025

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

TPO