



Sent electronically

Development Management
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

4th April 2025

Dear Sirs,

CERTIFICATE APPLICATION AT 3 CHAGFORD ROAD, READING

On behalf of my client, a Certificate of Lawful Proposed Use or Development (CLOPUD) has been submitted electronically under Planning Portal reference PP-13920071. The planning application submission comprises the following documents:

- 1APP Form
- Drawings:
 - Existing GF Plan 5A-18.03.25 PG01
 - Proposed GF Plan 5A-18.03.25 PG02
 - Existing FF Plan 5A-18.03.25 PG03
 - Existing Roof Plan 5A-18.03.25 PG04
 - Proposed Roof Plan 5A-18.03.25 PG05
 - Existing Elevations (front and left side) 5A-18.03.25 PG06
 - Existing Elevations (rear and right side) 5A-18.03.25 PG07
 - Proposed Elevations (front and left side) 5A-18.03.25 pg08
 - Proposed Elevations (rear and right side) 5A-18.03.25 pg09
 - Location and block plans 5A-18.03.25 pg10
- CIL Form

My client will make arrangements for the payment of the relevant application fee. The certificate application relates to:

“Erection of single storey outbuilding for purposes incidental to the enjoyment of the main dwellinghouse at 3 Chagford Road.”

Class E of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 provides permitted development rights for the erection of a building within the curtilage of a dwelling house subject to certain limitations which are addressed later in this letter.

Site Description

The application site comprises the curtilage of 3 Chagford Road, Reading which is occupied by a two storey semi-detached dwelling house that has been treated with red brick and is of post-war vernacular. The site is not located within any Conservation Area, the appeal building is not a listed building and there are no listed buildings within close proximity to the site.

Proposed Development

The proposed development comprises a single storey outbuilding that is used as a “garden room” for purposes incidental to the enjoyment of the dwelling house at 3 Chagford Road. The building will be detached from the main dwelling house, have a flat roof form and wedge shape.

Relevant Criteria

Class E of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 sets out the requirements in order to meet the relevant tests for a building to be considered permitted development. We have set these out below and addressed each criterion.

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.

In respect of the other criteria. E.1 Development is not permitted by Class E if—

	Criteria	Response
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);	The use of the property has not been granted by virtue of Class M, N, P or Q of Part 3 and has always been a dwellinghouse.
(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);	The curtilage of the property excluding the original dwelling house is 227 sq m. No more than 113.2 sq m (50%) can be covered by buildings, enclosures or containers. With the outbuilding as proposed 108 sq m of the curtilage would be covered by buildings (or 73 sq m excluding the

		original dwellinghouse). The scheme meets the no more than 50% requirement.
(c)	Any part of the building, enclosure would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	The outbuilding would be positioned in the rear garden and therefore would not be situated forward of the principal elevation.
(d)	The building would have more than a single storey;	The outbuilding would be single storey.
(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,	The proposed outbuilding would be within 2m of a boundary. The maximum height of the building would be 2.4m measured from ground level adjacent to the building.
(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	
(ii)	3 metres in any other case;	n/a
(f)	The height of the eaves of the building would exceed 2.5 metres;	The maximum eaves height measured from the highest part of the surface of the ground next to the building would be 2.2 m
(g)	The building, enclosure, pool or container would be situated within the curtilage of a listed building;	The property is not listed.
(h)	It would include the construction or provision of a verandah, balcony or raised platform;	There would be no verandah, balcony or raised platform.
(i)	it relates to a dwelling or a microwave antenna; or	n/a
(j)	the capacity of the container would exceed 3,500 litres.	n/a
E.2	In the case of any land within the curtilage of the dwellinghouse which is within— (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.	The property is not within AONB, the Broads, National Park nor World Heritage Site.
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.	The outbuilding would not be situated on land between a wall forming a side elevation of the dwellinghouse.

As can be seen from the above the proposed outbuilding would be located within the curtilage of the application property. It would be single storey and not extend above 2.5m

measured from the ground adjacent to the building. From the information contained within this letter together with the attached drawings the building would meet the relevant tests as set out in Class E of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

I look forward to receiving confirmation of the validation of this planning application. In the meantime, please contact me directly to arrange a site visit and to raise any queries you might have.

Yours Sincerely



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