

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/25/0597 Lawful development: Proposed use

Address: 3 ILCHESTER MEWS, CAVERSHAM, READING, RG4 6RL

Proposal: Convert the garage into a home Office/ Study room. New front-facing window to replace the garage door to the front of the property.

Applicant: Mr & Mrs Mandkhair & Igor Rinchin & Tolkachenko

Received date: 21/04/2025

Target Decision date: Originally 26/06/2025; EOT until 15/08/2025

Case Officer: James Schofield

Introduction and Proposal

The site is a mid-terrace dwelling which is neither in a Conservation Area or the subject of an Article 4. PD Rights appear to be intact.

Plans Submitted

The applicant supplied the following;

Location Plan

Drwg No. P003 - Proposed Side Elevation (showing new window)

As received 1st of May 2025

Drwg No. P002 - Existing & Proposed Elevations

As received 10th of July 2025

Relevant Planning History

App Ref: H.746/66. A1B

Proposal: 214 dwellinghouses and access, and landscaping scheme. Phase VII.

Decision: Approved on 21st of December 1966

Note: Individual dwellinghouses were not to be converted office uses with an aggregate office floor space exceeding 3,000 square feet. The garage is not reasonably expected to come close to this limitation.

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 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 A, 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 elevation changes to the ground floor to accommodate a garage conversion in a dwelling which is not Listed, in a Conservation Area, or Article 4 are as follows:

With regard to external changes to the ground floor:

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Applicable. You can replace a garage door with a wall, window, and door in this instance using this class. The rest of the class and it's conditions is not relevant due to the scope of the proposed changes. The side facing window will need to be obscure glazed, and this can be secured via condition.

Recommendation

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

1st of May & 10th of July 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