

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/26/0608 Lawful development: Proposed use

Address: 65 QUEENSWAY, CAVERSHAM, READING, RG4 6SJ

Proposal: Garage conversion and internal works, including removal of one side door (amended)

Applicant: Mr Peter Roseff

Received date: 07/05/2026

Target Decision date: 09/07/2026

Case Officer: Huimin Chen

Introduction and Proposal

The proposal site is a semi-detached dwelling located on Queensway, which lies to the south of Clayfield Copse Recreation Ground. The surrounding area is predominantly residential and consists largely of a mix of semi-detached and detached houses.

The proposal is for the garage conversion and relevant internal works, including externally bricking up the front garage roller shutter door and removal of one side door with the overhang canopy. A new double timber framed window with white painted would be installed to the front. Additionally, the existing front door would be replaced with a white composite solid 4 panel door. All new bricks would be new masonry brickwork to match existing in colour, texture and size. The existing garage would be used as an entrance, while the living area would be enlarged.

The application site is not a listed building and does not lie within a Conservation Area. There are no Article 4 Directions in force affecting the site which would remove the permitted development rights of garage conversion.

Plans Considered

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- Drawing No. 3562-1 – Existing Ground Floor Plan
- Drawing No. 3562-2 – Proposed Ground Floor Plan
- Drawing No. 3562-3 – Existing First Floor Plan
- Drawing No. 3562-4 – Proposed First Floor Plan
- Drawing No. 3562-5 – Existing Roof Plan
- Drawing No. 3562-6 – Proposed Roof Plan
- Drawing No. 3562-7 – Existing Elevations
- Drawing No. 3562-8 – Proposed Elevations
- Drawing No. 3562-9 – Section
- Drawing No. 3562-10 – Location Plan and Block Plan

Dated and received 06/07/2026.



Existing and proposed plans and elevations

Relevant Planning History

None.

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 September 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 garage conversion and internal works, including removal of one side door, 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 alteration'.

The relevant conditions of the GPDO for a garage conversion and internal works, including removal of one side door, which is not listed or in a conservation area, are as follows:

Garage Conversion and Internal Works

A.1 Development is not permitted by Class A if –

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

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total **comply**

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse **comply**

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse **comply**

(e) the enlarged part of the dwellinghouse would extend beyond a wall which – **n/a**

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse

(f) the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or **comply**

(ii) exceed 4 metres in height **comply**

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or **comply**

(ii) exceed 4 metres in height **comply**

h) the enlarged part of the dwellinghouse would have more than a single storey and - **n/a**

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres **comply**

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – **n/a**

- (i) exceed 4 metres in height,
- (ii) have more than a single storey, or
- (iii) have a width greater than half the width of the original dwellinghouse

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j); **comply**

(k) it would consist of or include -

- (i) the construction or provision of a verandah, balcony or raised platform, **n/a**
- (ii) the installation, alteration or replacement of a microwave antenna, **n/a**
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or **n/a**
- (iv) an alteration to any part of the roof of the dwellinghouse. **n/a**

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if - **n/a**

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or

(ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds

Conditions

A.3 Development is permitted by Class A subject to the following conditions-

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse **comply**

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be - **n/a**

- (i) obscure-glazed, and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

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 proposal would be lawful for planning purposes on the basis of the drawings:

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- Drawing No. 3562-2 – Proposed Ground Floor Plan
 - Drawing No. 3562-4 – Proposed First Floor Plan
 - Drawing No. 3562-6 – Proposed Roof Plan
 - Drawing No. 3562-8 – Proposed Elevations
 - Drawing No. 3562-10 – Location Plan and Block Plan
- Dated and received 06/07/2026.

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the garage conversion and internal works, including the removal of one side door. Therefore, the Local Planning Authority can issue the applicant a Certificate of Lawfulness for the proposed development.

Informatives

Building Regulations

Complaints

Encroachment and Party Wall Act



Location Plan not to scale