

DELEGATED APPLICATION REPORT

Ward: Coley Ward

App Ref: PL/26/0633 Lawful development: Proposed use

Address: 4 DOWNSHIRE SQUARE, READING, RG1 6NJ

Proposal: Extension to existing ancillary domestic garage.

Applicant: Alex Cosgrove

Received date: 12/05/2026

Target Decision date: 08/07/2026

Case Officer: Gary Miles

Introduction and Proposal

The application site consists of a detached bungalow located in the middle of Downshire Square. The site is set within the Downshire Square Conservation - Area Article 2(3) land. The property has a wide rear garden and detached garaged located to the south of the main house. The area is predominantly residential, made up of large detached and semi-detached properties and the Grade II listed All Saints Church is located to the north in close proximity to the application site.

The host property, detached bungalow sits more north of the plot, whilst a detached garage sits at the south/southeast of the plot. The existing garage measures approximately 13.6m in length by 4m wide and has an overall height of approximately 4.3m. Double side hung doors are to the front elevation, with a separate pedestrian door and 2 high profile windows along the side, southeast elevation.

The detached bungalow has a driveway entrance and dropped kerb onto Downshire Square, and the detached garage is also served by an existing dropped kerb and gated access.

The proposal consists of an extension to the existing garage along the northern elevation, measuring 6.6m in length, by 3.82m in width. The extension will have a double pitched and hipped roof marrying into the existing pitched roof with eaves height at 2.5m and an overall height to the highest pitch of 4m.

The extension is labelled on the plans as a workshop, with new pedestrian door to the front elevation and double doors to the rear elevation.

Site visit pics 4th June 2026:



Photograph shows original driveway and gated access to the existing garage along with the original driveway access to the bungalow to the left now removed, turned back to footpath and access fenced off. New driveway access can just be seen in the left-hand side of the image.



Photograph shows existing front elevation of original garage with new boundary fence and hedging appearing to separate the garage from the bungalow.

Plans submitted

The agent supplied the following, received by the LPA on 12th May 2026:

Drawing no: 02-00 Site Location Plan, dated May 26

Drawing no: 02-01 Block Plan As Existing, dated May 26

Drawing no: 02-10 Site Location Plan As Proposed, dated May 26

Drawing no: 02-11 Block Plan As Proposed, dated May 26

Drawing no: 03-00 Ground Floor Plan As Existing, dated May 26

Drawing no: 03-01 Roof Plan As Existing, dated May 26

Drawing no: 03-10 Ground Floor Plan As Proposed, dated May 26

Drawing no: 03-11 Roof Plan As Proposed, dated May 26

Drawing no: 05-00 Elevations As Existing, dated May 26

Drawing no: 05-10 Elevations As Proposed, dated May 26



Site Location Plan As Existing



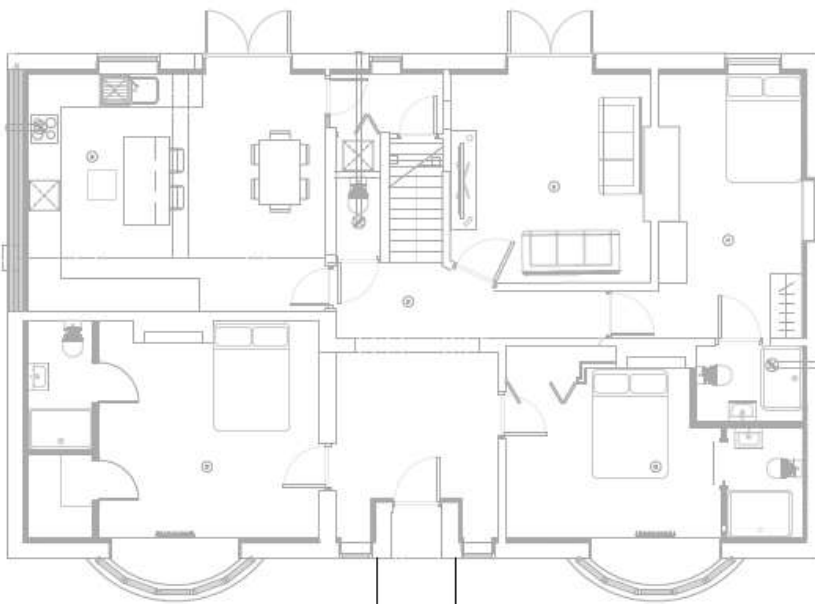
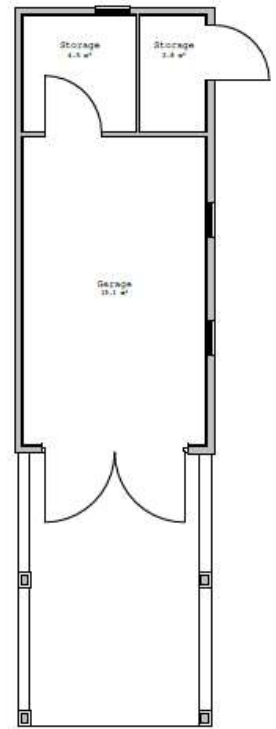
Block Plan As Existing



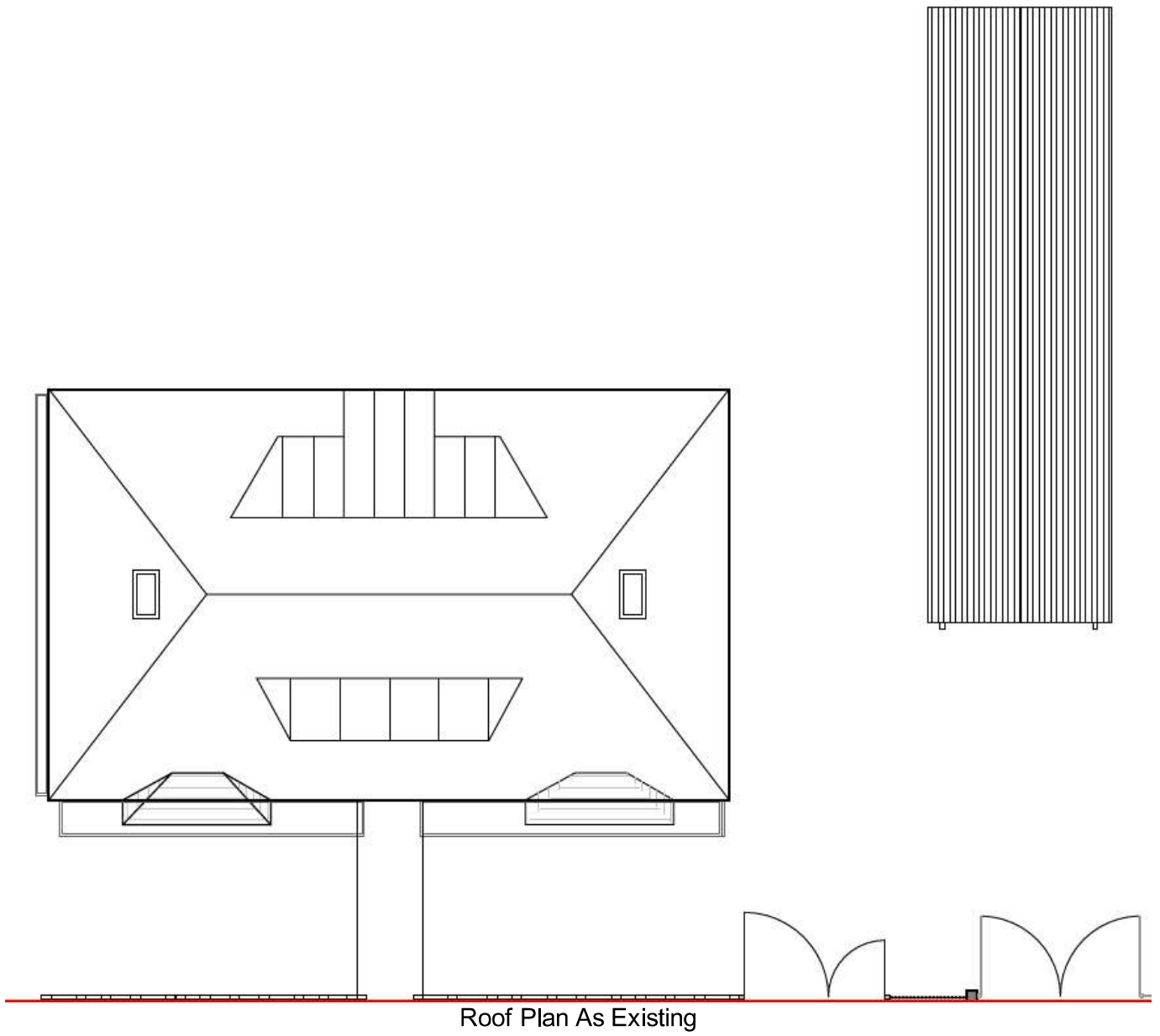
Site Location Plan As Proposed

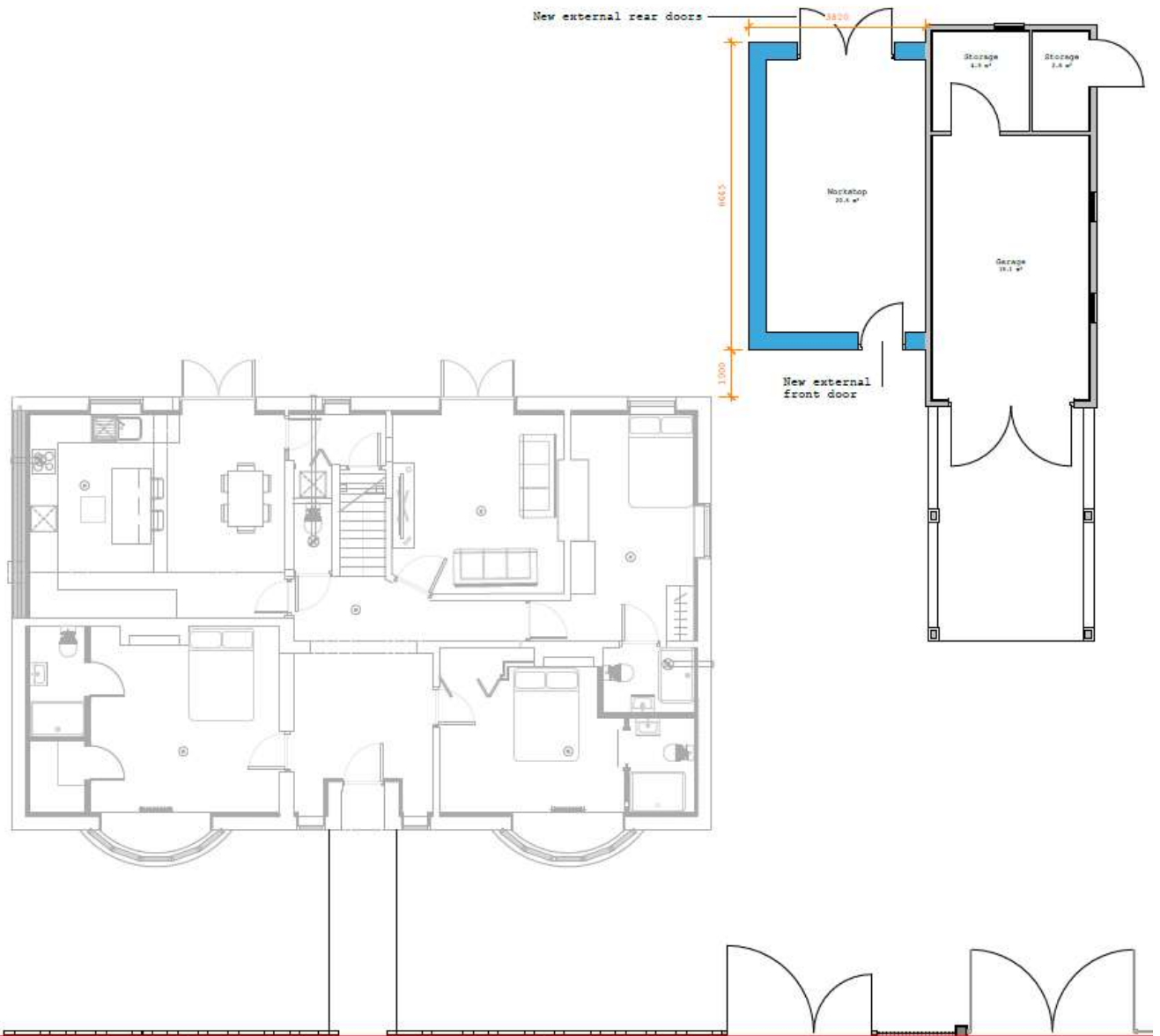


Block Plan As Proposed

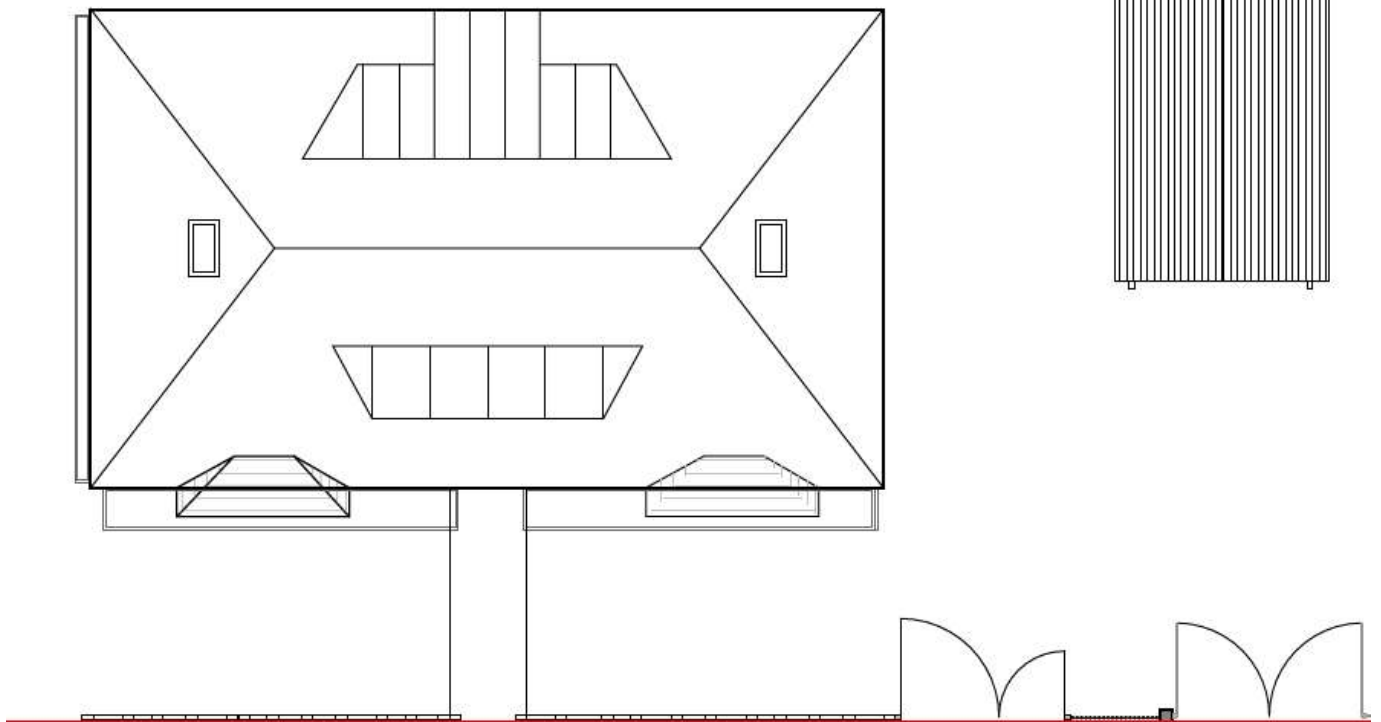
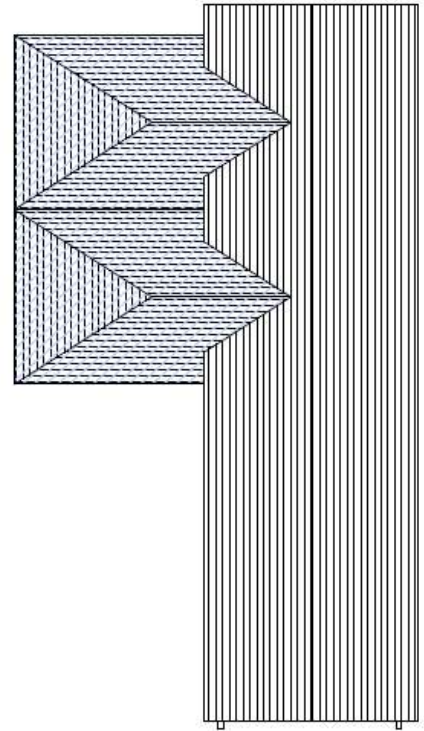


Ground Floor Plan As Existing

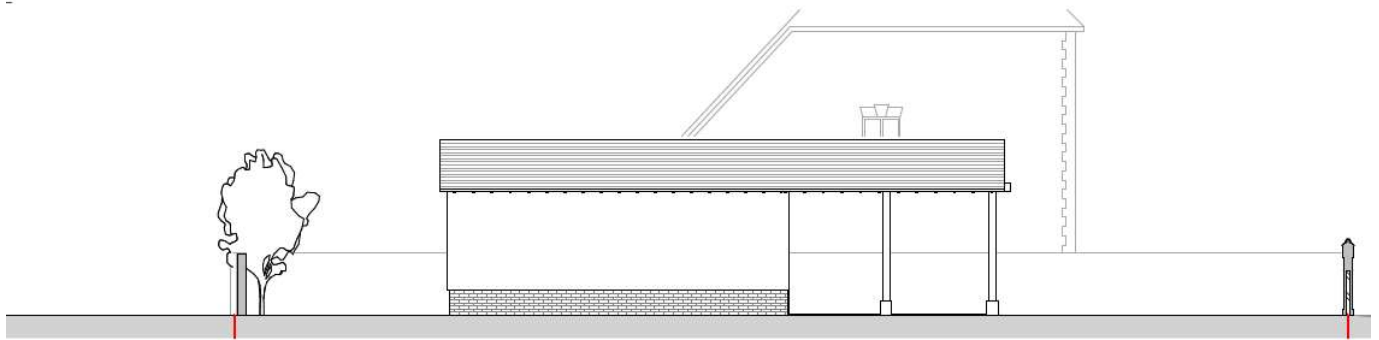




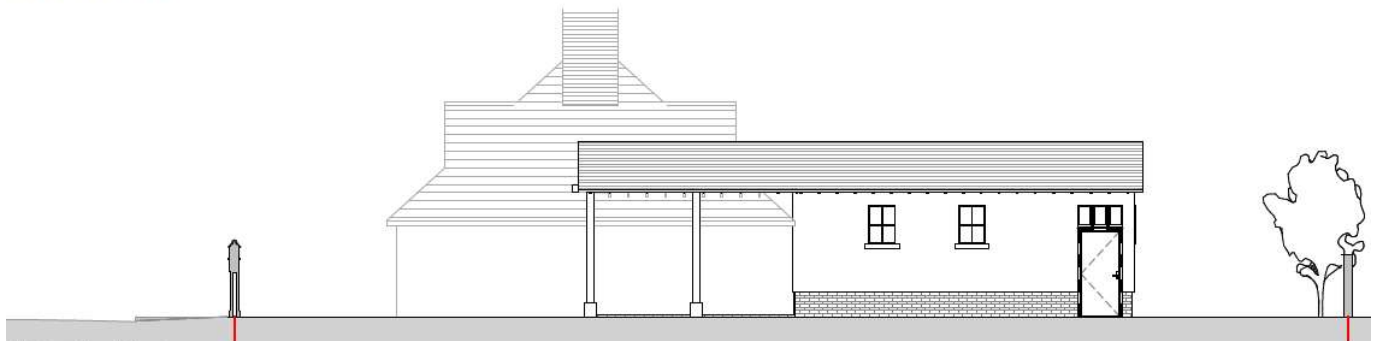
Ground Floor Plan As Proposed



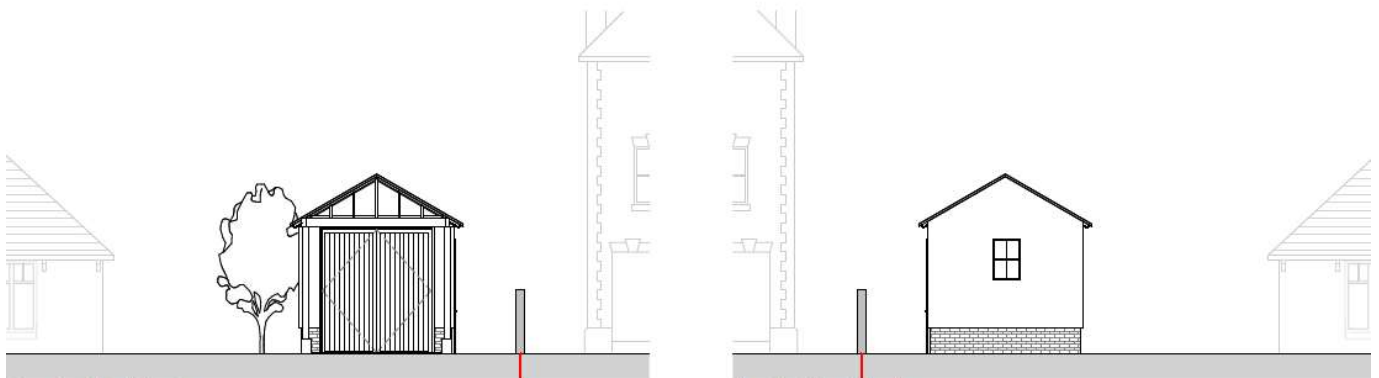
Roof Plan As Proposed



Side (North-West) Elevation



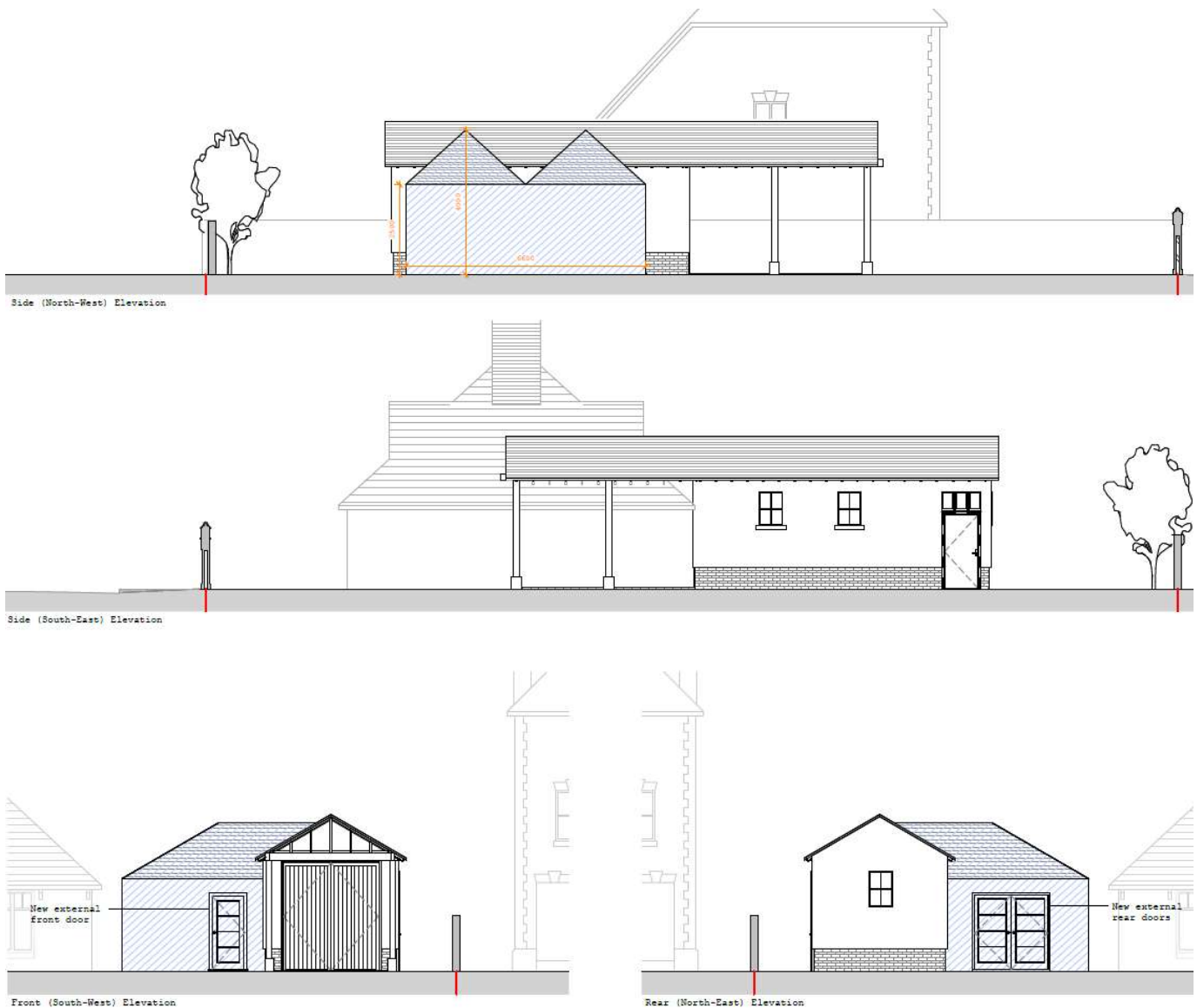
Side (South-East) Elevation



Front (South-West) Elevation

Rear (North-East) Elevation

Elevations As Existing



Elevations As Proposed

Relevant Planning History

PL/25/1344 - The use of the existing dwellinghouse for purposes within Class C2 of the Use Classes Order for occupation by no more than 3 children and 3 adults at any one time – Approved Nov 25

PL/24/1533 - The demolition of the single storey side extension, addition of a dwelling rear door to replace an existing window, creation of a new vehicular access and parking area to the north part of the site, with vehicular turntable, replacement low brick wall and piers with metal railings and central front gate to house, including external and landscaping works, changes to the internal layout, including the addition of another bedroom – Withdrawn Mar 25

PL/24/0291 - Part demolition of existing dwelling, first floor roof extension and subdivision into 2 dwellings, including altered access, landscaping and new front wall. Replacement garage with studio/workshop – Withdrawn Nov 24

PL/23/1424 - Removal of existing garage and erection of new 2 storey dwelling – withdrawn Dec 23

PL/23/0941 - Part demolition of existing dwelling, first floor roof extension and subdivision into 2 dwellings, including altered access, landscaping and new front wall – Refused Nov 23

PL/22/1576 - The demolition of the single storey side extension, relocation of the dwelling rear door, creation of a new vehicular access and parking area to the north part of the site, with vehicular turntable, existing vehicular access blocked up, replacement low brick wall and piers with metal railings and central front gate to house, including external and landscaping works – Approved Mar 23

PL/21/1416 - Erection of 1 x detached and 2 x semi-detached dwellings following demolition of the existing bungalow and detached garage – Refused Aug 22 – Appealed – Dismissed

PL/20/0571 - Demolition of existing dwelling house and large detached garage and erection of new building comprising of 3 townhouses and 2 flats – Refused July 20 - Appealed & Dismissed.

PL/19/1358 - Erection of new building comprising 9 flats following demolition of existing bungalow and detached garage – Refused Jan 20

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 extension measuring 6.6m in length, by 3.82m in width, with a double pitched and hipped roof marrying into the existing pitched roof with eaves height at 2.5m and an overall height to the highest pitch of 4m to the existing ancillary domestic garage 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.

This provides permitted development rights within the curtilage of a house for:

- (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; **FAILS** – The application Form states outbuilding is ancillary. This has a different meaning to 'incidental' in property and planning law and whilst the applicant may have meant incidental (noting the annotations on the plans), a certificate could not be granted the wording applied for.**

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

Class E sets out the rules on permitted development for buildings etc within the curtilage of a house (see page 7 of the technical guidance). Buildings which are attached to the house are not permitted under Class E (they would be subject to the rules in Class A). Buildings under Class E should be built for purposes incidental to the enjoyment of the house. Paragraph E.4 of Class E indicates that purposes incidental to the enjoyment of the house includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the house.

But the rules also allow, subject to the conditions and limitations below, a large range of other buildings on land surrounding a house. Examples could include common buildings such as garden sheds, other storage buildings, garages, and garden decking as long as they can properly be described as having a purpose incidental to the enjoyment of the house. A purpose incidental to a house would not, however, cover normal residential uses, such as separate self-contained accommodation or the use of an outbuilding for primary living accommodation such as a bedroom, bathroom, or kitchen.

Under Class E, the following limits and conditions apply:

E.1 a) 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 M, N, P, PA or Q of Part 3 of this Schedule (change of use) Complies**

Buildings etc are not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order (see page 4)

- (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**

The total area of ground around the house covered by buildings, enclosures and containers must not exceed 50% of the total area of the curtilage, excluding the original house (see pages 6 and 7). The 50% limit covers all buildings, so will include any existing 41 42 or proposed new extensions to the original house under Class A of the permitted development rules or that have been granted planning permission, as well as existing and proposed outbuildings. It will exclude the area covered by the original house but will include any separate detached buildings even where they were built prior to 1948 or if the house was built after that date, built when the house itself was built (for example a detached garage).

- (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**

Development is not permitted under Class E in any area in front of the principal elevation of a house. It also prevents permitted development anywhere in front of a hypothetical line drawn through the principal elevation to the side boundary of the land surrounding the house. Principal elevation has the meaning set out in the 'General Issues' section of this document (see page 7).

For example:

Where the principal elevation comprises more than one wall facing in the same direction, all such walls will form part of the principal elevation and the line for determining what constitutes 'extends beyond a wall' will follow these walls:

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

Any buildings within the curtilage can only have one storey. Buildings with more than one storey are not permitted development and will require an application for planning permission.

(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**
- (iii) 3 metres in any other case**

The height of the building, enclosure or container should be measured from the highest ground level immediately adjacent to the building, enclosure, or container to its highest point.

The height limit on a 'dual-pitched roof' of 4 metres should also be applied to buildings that have 'hipped' roofs (slopes on all four sides).

If any part of the building, container or enclosure is within 2 metres of the boundary of the curtilage of the house, then the height limit for the total development is restricted to 2.5 metres if it is to be permitted development. FAILS -

The existing garage building is within 2m of the boundary – the height of the proposed garage extension roof is 4m high.

(f) the height of the eaves of the building would exceed 2.5 metres Complies

The eaves of a building will be the point where the lowest point of a roof slope, or a flat roof, meets the outside wall of the building. The Guidance on Class A (d) above includes examples and further guidance (see page 12).

Under Class E the maximum height of the eaves on any part of the building (irrespective of total height) is 2.5 metres. For example, on a building with a single-pitched roof, the 2.5 metres eaves limit and 3 metres maximum height limit.

(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building Complies

An application for planning permission will be required for any building, enclosure, pool or container that would be situated on land surrounding a listed building.

(h) it would include the construction or provision of a veranda, balcony or raised platform **Complies**

Verandahs, balconies and raised platforms are not permitted development under Class E. Verandahs and balconies' can be understood as set out on page 29. A raised platform is defined in the 'General Issues' section of this document, as any platform that has a height of more than 0.3 metres (see page 6). Garden decking will therefore be permitted development under Class E subject to it not exceeding this 0.3m height limit and subject to the other limits and conditions under this Class.

(i) it relates to a dwelling or a microwave antenna **N/A (application doesn't include an antenna)**

Class E covers buildings that are for a purpose incidental to a house. Class E does not provide permitted development rights for works related to a house (for example, extensions to a house) which are covered by other Classes of the rules on permitted development. Permitted development rights for microwave antenna are covered under Class H of Schedule 2 to the Order.

(j) the capacity of the container would exceed 3,500 litres. **N/A**

A container with a capacity greater than 3,500 litres will not be permitted development and will require an application for planning permission.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within –

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

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 effect of this limitation is to restrict the amount of permitted development for buildings, enclosures, pools and containers located more than 20 metres away from any wall of the house. The total area of ground which may be covered by buildings etc more than 20 metres from any wall of a house is 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

This additional restriction applies for land surrounding a house in National Parks, the Broads, areas of outstanding natural beauty, conservation areas, and within World Heritage Sites. In these areas, buildings, enclosures, pools or containers sited on land between a side wall and the boundary of the land surrounding the house are not permitted development.

FAILS – the proposal is within Article 2(3) land – conservation area – and the existing building is between the side elevation of a dwellinghouse and residential curtilage boundary (despite recently being fenced off/screened off with hedging).

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.

For reasons outlined above the proposed development is not considered lawful and therefore a certificate of lawful development cannot be issued.

REFUSE