

DELEGATED APPLICATION REPORT

Ward: Coley Ward

App Ref: PL/26/0856 Lawful development: Proposed use

Address: 29 ST SAVIOURS ROAD, READING, RG1 6EJ

Proposal: Garage conversion, single-storey rear extension, and installation of one front rooflight (amended).

Applicant: DANIEL OLIVEIRA

Received date: 29/06/2026

Target Decision date: 24/08/2026

Case Officer: Huimin Chen

Introduction and Proposal

The site comprises the end property in a row of three two-storey houses and is situated within a predominantly residential area. The plot is long and narrow in form, with an attached garage located to the north.

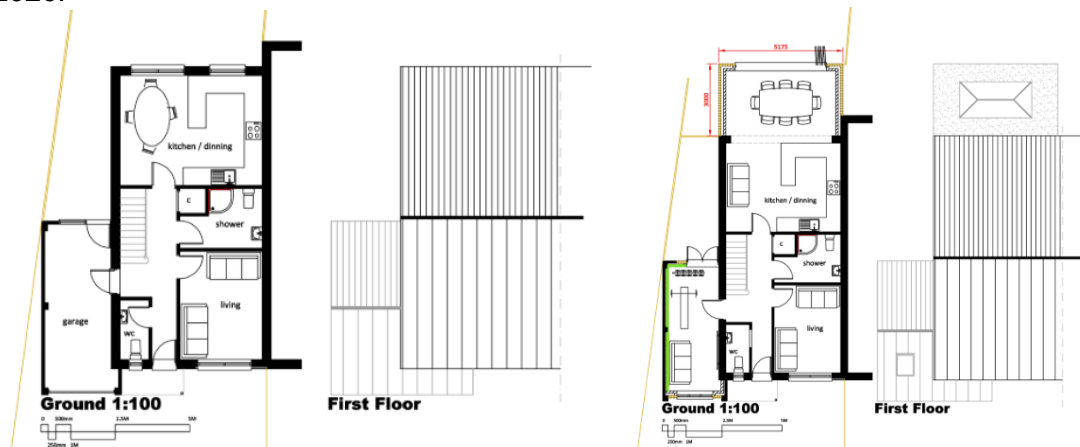
The application seeks to convert the existing garage into a habitable room, involving the replacement of the existing garage door and the installation of one rooflight on the front roofslope. In addition, the proposal includes a single-storey rear extension measuring approximately 3 m in depth and 3 m in eaves height. The extension would have a flat roof incorporating a roof lantern and would measure approximately 3.3 m in overall height.

All proposed materials would match those of the existing dwelling.

The property is neither listed nor located within a Conservation Area. Permitted development rights for the conversion of the garage, the construction of a single-storey rear extension, and the installation of rooflights remain intact.

Plans Considered

- Drawing No. AD5168 Sheet1 - Existing plans, elevations and location plan, received 29 Jun 2026
- Drawing No. AD5168 Sheet2 Rev. A - Proposed plans, elevations and site plan, dated and received 22/07/2026.



Existing and proposed floor plans



Existing and proposed elevations

Planning History

PL/08/1407 - Certificate of lawfulness for proposed conversion of garage into habitable room. Certificate granted.

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, single-storey rear extension, and installation of one front rooflight must be assessed to ensure that it complies with the conditions of Class A and Class C Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to the 'enlargement, improvement or alteration' and 'other alterations to the roof'.

The relevant conditions of the GPDO for the garage conversion, single-storey rear extension, and installation of one front rooflight, which is not listed or in a conservation area, are as follows:

Garage Conversion and single-storey rear extension

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) **complies**
- (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 **complies**
- (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 **complies**
- (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 **complies**
- (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 **complies**
 - (ii) exceed 4 metres in height **complies**
- (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 – **n/a**
- (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
 - (ii) exceed 4 metres in height
- 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 **complies**
- (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); **complies**

(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; **Complies - the agent confirmed via email on 24/07/2026 that all proposed materials would match those of the existing dwelling.**

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

One front rooflight

C.1 Development is not permitted by Class C 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**

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof **complies**

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof;
or **complies**

(d) it would consist of or include- **n/a**

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be – **n/a**

(a) obscure-glazed; and

(b) 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 Classes A and Class C, 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:

- Drawing No. AD5168 Sheet2 Rev. A - Proposed plans, elevations and site plan, dated and received 22/07/2026.

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the garage conversion, single-storey rear extension, and installation of one front rooflight. 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