

DELEGATED APPLICATION REPORT

Ward: Church

App Ref: PL/26/0340 Lawful development: Proposed use

Address: 66 SHINFIELD ROAD, READING, RG2 7DA

Proposal: Proposed single storey side extension. Proposed outbuilding.

Applicant: Mr Qiu Fengyu

Received date: 13/03/2026

Target Decision date: 02/09/2026 (EXT)

Case Officer: Chukwudi Onwudinanti

INTRODUCTION

The proposal site comprises a detached two-storey dwelling situated on the western side of Shinfield Road.

The dwelling is set within a substantial residential curtilage, with a driveway and front garden facing Shinfield Road and a long rear garden extending to the west. Existing buildings within the rear garden include a greenhouse and timber shed. The existing dwelling also incorporates an attached garage to the side/rear of the property.

The application site is not a listed building or located within a conservation area. There are no identified Article 4 restrictions relevant to the development proposed.

PROPOSAL AND SUPPORTING INFORMATION

This proposal is for a Certificate of Lawfulness for proposed works to the dwellinghouse and within its residential curtilage.

The proposals include:

- demolition of the existing attached garage;
- construction of a single-storey side/rear extension;
- associated alterations to the dwellinghouse; and
- construction of a detached single-storey outbuilding within the rear garden for purposes incidental to the enjoyment of the dwellinghouse, comprising a workshop and office/gym/music room.

The proposed single-storey extension would provide a bedroom, study, shower room, sitting room and utility accommodation connected internally to the existing dwelling.

The proposed extension would have a maximum ridge height of approximately 4.0 metres, maximum eaves height of approximately 2.5 metres and a maximum projection of approximately 3.8 metres beyond the original rear wall.

The proposed detached outbuilding would be located towards the rear of the residential curtilage. It would be single-storey with a maximum overall height of 2.5 metres and would contain a workshop and office/gym/music room. No primary residential accommodation is proposed within the outbuilding.

Plans and Documents Considered

Received 07/08/2026

Drawing 26/03/01: Proposed Site Layout Plan Rev A

Drawing 26/03/02: Proposed Elevations Rev B

Drawing 26/03/03: Proposed Floor Plans Rev B

Received 18/03/2026

Drawing 26/03/04: Location Map Extract

Drawing 26/03/04: Existing Floor Layout Plans

Drawing 26/03/05: Existing Elevations

Drawing 26/03/06: Proposed Outbuilding

RELEVANT PLANNING HISTORY

No relevant planning history has been identified which would prevent the property from benefiting from the permitted development rights contained within Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CONSULTATIONS

No consultations required for this application.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended)

Permitted Development Rights for Householders – Technical Guidance

ASSESSMENT UNDER CLASS A

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 following elements of the proposals are considered under Class A:

- demolition of the existing garage and construction of a single-storey side/rear extension; and
- associated external alterations to the dwellinghouse.

The proposal must be assessed to ensure that it complies with Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which relates to “The enlargement, improvement or other alteration of a dwellinghouse.”

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

A.1(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Classes G, M, MA, N, P, PA or Q of Part 3 of Schedule 2.

Complies.

A.1(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 area of the curtilage excluding the ground area of the original dwellinghouse.

The property benefits from a substantial residential curtilage. Taking account of the proposed extension, proposed outbuilding and existing buildings within the curtilage, the 50% limitation would not be exceeded.

Complies.

A.1(l) 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.

The proposed extension would have a maximum height of approximately 4.0 metres and would remain substantially below the ridge of the existing dwelling.

Complies.

A.1(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.

The proposed eaves would be approximately 2.5 metres high and would remain below the existing eaves.

Complies.

A.1(l) the enlarged part of the dwellinghouse would extend beyond a wall which:

- (i) forms the principal elevation of the original dwellinghouse; or
- (ii) fronts a highway and forms a side elevation of the original dwellinghouse.

The proposed enlargement would not extend forward of the principal elevation of the original dwellinghouse or beyond a side elevation fronting a highway.

Complies.

A.1(f) subject to paragraph (g), 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
- (ii) exceed 4 metres in height.

The application property is detached. The proposed extension would project approximately 3.8 metres beyond the original rear wall and would have a maximum height of approximately 4.0 metres.

Complies.

A.1(g) relates to larger home extensions.

The proposal does not exceed the limitations applicable under A.1(f) and therefore does not rely upon the larger home extension provisions.

N/A / Complies.

A.1(h) relates to enlargements having more than a single storey.

The proposed extension is single-storey.

N/A / Complies.

A.1(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.

The proposed eaves height is approximately 2.5 metres.

Complies.

A.1(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would:

- (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.

The proposed side element is single-storey, would not exceed 4 metres in overall height and would not exceed half the width of the original dwellinghouse.

Complies.

A.1(k) the development would consist of or include:

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

None of the excluded forms of development are proposed.

N/A / Complies.

A.2 – Article 2(3) Land

The dwellinghouse is not situated on Article 2(3) land.

N/A / Complies.

CONDITIONS UNDER CLASS A

Development is permitted by Class A subject to the following conditions:

A.3(a) the materials used in any exterior work, other than materials used in the construction of a conservatory, must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The proposed development would use materials of a similar appearance to those of the existing dwellinghouse.

Complies.

A.3(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the opening part is more than 1.7 metres above the floor.

No upper-floor side-facing windows are proposed as part of the single-storey extension.

N/A / Complies.

A.3 (c) relates to an enlarged part having more than a single storey.

The proposed enlargement is single-storey.

N/A.

ASSESSMENT UNDER CLASS E

A Certificate of Lawfulness for a Proposed Development has also been submitted for the construction of a detached outbuilding within the rear garden.

The following element of the proposal is considered under Class E:

- detached single-storey outbuilding comprising a workshop and office/gym/music room.

Class E permits the provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, subject to the relevant limitations.

The submitted drawing identifies the building as containing a “Workshop” and “Office / Gym / music room.”

These uses are considered capable of being purposes incidental to the enjoyment of the dwellinghouse. No separate kitchen, bedroom or independent residential accommodation is proposed within the outbuilding.

E.1 Development is not permitted by Class E if:

E.1(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of specified changes of use within Part 3 of Schedule 2.

Complies.

E.1(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 original dwellinghouse.

The application property benefits from a substantial rear garden and, taking account of the proposed extension, outbuilding and existing structures, considerably less than 50% of the relevant curtilage would be covered by buildings.

Complies.

E.1I any part of the building would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.

The proposed outbuilding would be located towards the rear of the residential curtilage, substantially behind the principal elevation of the dwellinghouse.

Complies.

E.1(d) the building would have more than a single storey.

The proposed outbuilding would be single-storey.

Complies.

E.1I the height of the building would exceed:

(i) 4 metres in the case of a building with a dual-pitched roof;

(ii) 2.5 metres where the building is within 2 metres of the boundary of the curtilage; or

(iii) 3 metres in any other case.

The proposed outbuilding has a maximum overall height of 2.5 metres.

The proposal therefore complies with the applicable maximum height requirement, including where situated within 2 metres of a curtilage boundary.

Complies.

E.1(f) the height of the eaves of the building would exceed 2.5 metres.

The eaves of the proposed building would not exceed 2.5 metres.

Complies.

E.1(g) the building would be situated within the curtilage of a listed building.

The dwellinghouse is not listed.

N/A / Complies.

E.1(h) the development would include the construction or provision of a verandah, balcony or raised platform.

No verandah, balcony or raised platform is proposed.

N/A / Complies.

E.1(i) the development relates to a dwellinghouse or microwave antenna on Article 2(3) land and the relevant additional restrictions apply.

The site is not Article 2(3) land.

N/A / Complies.

INCIDENTAL USE

Class E requires the proposed building to be required for a purpose incidental to the enjoyment of the dwellinghouse.

The submitted floor plan identifies the proposed uses as a workshop and office/gym/music room. These uses would remain ancillary and incidental to the occupation of 66 Shinfield Road as a single dwellinghouse.

The building does not contain a kitchen, bedroom or other facilities that would enable its occupation as a separate dwellinghouse and would not constitute separate primary residential accommodation.

Accordingly, the proposed use falls within the purposes permitted by Class E.

Complies.

OVERALL RECOMMENDATION

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed single-storey side/rear extension following demolition of the existing garage and construction of a detached outbuilding for purposes incidental to the enjoyment of the dwellinghouse comprising workshop and office/gym/music room.

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Classes A and E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed single-storey extension would remain within the applicable dimensional limitations of Class A. In particular, it would project approximately 3.8 metres beyond the original rear wall of this detached dwellinghouse, would not exceed 4 metres in overall height, would have an eaves height of approximately 2.5 metres and would satisfy the applicable requirements relating to a side enlargement.

The proposed detached outbuilding would be located behind the principal elevation, would be single-storey, would not exceed 2.5 metres in height and would be used solely for purposes incidental to the enjoyment of the dwellinghouse as a workshop and office/gym/music room.

The cumulative ground coverage of buildings within the residential curtilage would remain below the 50% limitation.

It can therefore be confirmed that the proposed operations would be lawful for planning purposes on the basis of the following drawings:

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Drawing 26/03/01: Proposed Site Layout Plan Rev A

Drawing 26/03/02: Proposed Elevations Rev B

Drawing 26/03/03: Proposed Floor Plans Rev B

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Drawing 26/03/04: Existing Floor Layout Plans

Drawing 26/03/05: Existing Elevations

Drawing 26/03/06: Proposed Outbuilding

Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

Building Regulations

Construction and Demolition

Encroachment and Party Wall Act

Use of Outbuilding

