

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham

App Ref: 231006/CLP

Address: 32 Kidmore Road, Caversham, Reading, RG4 7LU

Proposals: Rear Extension and dormer

Case Officer: James Schofield

Date received (valid from): 19 July 2023

Target Decision date: 20 September 2023

Introduction and Proposal

Site visit date: 07/08/2023

Site visit photos:



Plans Submitted

Rear extension, dormer, and solar panels.

The applicant supplied the following;

Dwg No: 535 001 Exg. Location Plan
Dwg No: 535 002 Exg. Block Plan
Dwg No: 535 003 Exg. Ground Floor Plan
Dwg No: 535 004 Exg. First Floor Plan
Dwg No: 535 005 Exg. Second Floor Plan
Dwg No: 535 006 Exg. Roof Plan
Dwg No: 535 007 Exg. Elevations
Dwg No: 535 040 Pro. Block Plan
~~Dwg No: 535 050 Pro. Ground Floor Plan Superseded~~
~~Dwg No: 535 051 Pro. First Floor Plan Superseded~~
~~Dwg No: 535 052 Pro. Second Floor Plan Superseded~~
~~Dwg No: 535 060 Pro. Elevations Superseded~~

As received 20th of July 2023

Dwg No: 535 050 Pro. Ground Floor Plan
Dwg No: 535 051 Pro. First Floor Plan
Dwg No: 535 052 Pro. Second Floor Plan
Dwg No: 535 053 Pro. Roof Plan
Dwg No: 535 060 Pro. Elevations
As received 15^h of September 2023

Relevant Planning History

Application Number: 162111
Description: Single-storey front extension, bay roof & porch canopy
Decision: Permitted on 28/12/2016

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 2017

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 Classes A, B, & C Part 1, & Class A Part 14 of 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 a single storey rear extension, which is not listed or in a conservation area, are as follows:

With regard for the rear extension:

Class A, Part 1, Schedule 2

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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes 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 area of the curtilage (excluding the ground area of the original dwellinghouse);

Complies, increase in coverage would be at most around 5%.

(105 sq m for original house, at least 590 sq m for site area, 30 sq m for rear extension)

(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—

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

Complies.

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

Complies.

(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

Complies, approximately 4 meters.

(ii) exceed 4 metres in height;

Complies, approximately 3.5 meters at highest point.

(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

Complies, approximately 4 meters.

(ii) exceed 4 metres in height;

Complies, approximately 3.5 meters at highest point.

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

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

Not applicable, only a single storey proposed.

(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;

Not applicable, only a single storey proposed.

(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, rear extension would be approximately 4.28 meters and 2.8 meters from the boundaries to either side.

(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,

Not applicable, extension only to the rear.

(ii) have more than a single storey, or

Not applicable, extension only to the rear.

(iii) have a width greater than half the width of the original dwellinghouse; or

Not applicable, extension only to the rear.

(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,

Complies.

(ii) the installation, alteration or replacement of a microwave antenna,

Complies.

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

Complies.

(iv) an alteration to any part of the roof of the dwellinghouse.; or

Complies.

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Complies, is not part of a demolition and rebuild of the house.

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

(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;

Not applicable, not on article 2(3) land.

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

Not applicable, not on article 2(3) land.

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

Not applicable, not on article 2(3) land.

(d) 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 (b) and (c).

Not applicable, not on article 2(3) land.

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) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Complies.

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

Not applicable, no new side facing windows above the ground floor.

(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; and

Not applicable, no new side facing windows above the ground floor.

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Not applicable, as the part of the works considered under this section is a single-storey rear extension.

A.4— (1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

Not applicable, the rest of A.4 has been omitted.

With regard to the rear dormer:

Class B, Part 1, Schedule 2

B.1 Development is not permitted by Class B if—

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

Complies.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

Complies, set well down from it.

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

Complies, dormer is on the rear.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case;

Complies, approximately 27 m².

(e) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform, or

Complies.

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

Complies.

(f) the dwellinghouse is on article 2(3) land.; or

Complies.

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).; or

Complies.

(h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Complies.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Complies.

(b) the enlargement must be constructed so that—

- (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

- (aa) the eaves of the original roof are maintained or reinstated; and

- (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

- (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

- (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.

Interpretation of Class B

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4. For the purposes of paragraph B.2(b)(ii)—

- (a) roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement; and
- (b) “rear or side extension” includes an original part of, or a subsequent extension of, the dwellinghouse that extends from the rear or side of the principal part of the original dwellinghouse.

With regard to the skylights on existing rooves:

Class C, Part 1, Schedule 2

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 G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes 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, skylight on converted garage is proposed at 0.1 m.

- (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—

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

Complies.

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

- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Complies.

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 must be—

- (a) obscure-glazed; and

Not Applicable.

- (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.

Not Applicable.

With regard to the solar panels:

Class A, Part 14, Schedule 2

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

(a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;

Complies, is approximately 0.1 meters in the case of those panels mounted on roof slopes.

(b) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

Complies.

(c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;

Not applicable, not within a conservation area or a World Heritage Site.

(d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or

Complies, the site is not a scheduled monument.

(e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

Not applicable, the proposal site is a detached dwelling.

Conditions

A.2 Development is permitted by Class A subject to the following conditions—

(a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;

Complies.

(b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and

Complies.

(c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Not yet applicable.

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Classes A, B, & C Part 1, & Class A Part 14 of 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 the:

20th of July 2023

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