

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park

App Ref: 230567/CLP

Address: 17 Holmes Road, Reading, RG6 7BH

Proposals: Ground Floor Level - Part demolition of out building. New door and window apertures formed to Rear elevations. Existing window apertures blocked up to side elevation New window reinstated to first floor rear elevation 6.no 'Velux style' roof lights formed within roof structure

Case Officer: Gary Miles

Applicant: C/O Agent

Date received (valid from): 26 April 2023 Target Decision date: 13 September 2023

Introduction and Proposal

The application site is a grand three storey semi-detached dwellinghouse located in residential street in the Park ward in the town of Reading. Holmes Road is characterised mainly by semi-detached properties of similar age and character, there are distinct gaps between the properties and the properties have larger than average rear gardens with good sized frontages providing parking and/or additional amenity space. Many properties have been subject to extensions of various styles, types and scale.

The application is for a Certificate of Lawfulness to part demolish an outbuilding at ground floor level. Form new door and window apertures to rear elevations. Block up existing window to side elevation, reinstated new window to first floor rear elevation and install 6.no 'Velux style' roof lights formed within roof structure.

Plans & Documents Submitted

The agent supplied the following:

Drawing No: 2308-P100 - General Arrangement Floor Plans, Ground Floor Level - As Existing and Proposed - superseded

Drawing No: 2308-P102 - General Arrangement Floor Plans, Second Floor Level - As Existing and Proposed - superseded

Drawing No: 2308-P103 External Elevations Front, Side & Rear - As Existing and Proposed - superseded

Drawing No: 2308-P101 - General Arrangement Floor Plans, First Floor Level - As Existing and Proposed

Drawing No: 2308-P104 - Site Location Plan - As Existing

Received 27/04/2023

Revised plans:

Drawing No: 2308-P100-Rev A - General Arrangement Floor Plans, Ground Floor Level - As Existing and Proposed

Drawing No: 2308-P102-Rev A - General Arrangement Floor Plans, Second Floor Level - As Existing and Proposed

Drawing No: 2308-P103-Rev A External Elevations Front, Side & Rear - As Existing and Proposed

Received 18/07/2023

Relevant Planning History

The planning authority has no historical records for the property.

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) (as amended)

Permitted development rights for householders - Technical Guidance September 2019

Aperture alterations to the external envelope of the property

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 Class M, N, P or Q of Part 3 of this Schedule (changes of use); **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); **complies**

A.1 (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**

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; **complies**

A.1 (e) the enlarged part of the dwellinghouse would extend beyond a wall which (i) forms the principle elevation of the original dwellinghouse; **complies** or (ii) fronts a highway and forms a side elevation of the original dwellinghouse; **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, **complies** or (ii) exceed 4 metres in height; **complies**

A.1 (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, **complies** or (ii) exceed 4 metres in height; **complies**

A.1 (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, **complies** or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse; **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; **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, **complies** (ii) have more than a single storey, **complies** or (iii) have a width greater than half the width of the original dwellinghouse; **complies**

A.1 (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**

A.1 (k) it would consist of or include – (i) the construction or provision of a veranda, 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, **complies subject to Class G** or (iv) an alteration to any part of the roof of the dwellinghouse. **complies**

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

A.2 (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; **n/a**

A.2 (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; **n/a**

A.2 (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; **n/a**

A.2 (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). **n/a**

Conditions

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 dwellinghouse; **complies, as per the application form signed by the agent dated 26th April 2023**

A.3 (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be (i) obscure-glazed, **complies** 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; **complies** and

A.3 (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. **n/a**

Roof lights

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

C.1 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); **complies**

C.1 (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.1 (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; **complies** or

C.1 (d) it would consist of or include (i) the installation, alteration, or replacement of a chimney, flue or soil and vent pipe, **complies** or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment; **complies**

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:

C.2 (a) obscure-glazed; **complies**, email from the agent dated 21st June 2023 states obscure glass to the 2.no 'Velux' roof lights in the second floor habitable room.

C.2 (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. **complies**

New Soil Vent Pipe

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

G.1 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); **complies**

G.1 (b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; **complies** or

G.1 (c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—

(i) fronts a highway, **N/A** and

(ii) forms either the principal elevation or a side elevation of the dwellinghouse. **N/A**

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Classes A, C, and G, 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: 2308-P100-Rev A - General Arrangement Floor Plans, Ground Floor Level - As Existing and Proposed (received 18/07/2023)

Drawing No: 2308-P101 - General Arrangement Floor Plans, First Floor Level - As Existing and Proposed (received 27/04/2023)

Drawing No: 2308-P102-Rev A - General Arrangement Floor Plans, Second Floor Level - As Existing and Proposed (received 18/07/2023)

Drawing No: 2308-P103-Rev A - External Elevations Front, Side & Rear - As Existing and Proposed (received 18/07/2023)

Drawing No: 2308-P104 - Site Location Plan - As Existing (received 27/04/2023)

Section 55(2) of the Town and Country Planning Act 1990 states that building operations which do not materially affect the external appearance of a building do not amount to 'development' and do not require planning permission. The term 'materially affect' has no statutory definition, but is linked to the significance of the change which is made to a building's external appearance.

The demolition of buildings constitutes 'building operations' (section 55(1A) of the 1990 Act) and therefore comes within the definition of 'development'. However, by section 55(2)(g), some types of demolition are exempted from the definition of development. The demolition of any building with a cubic content not exceeding 50 cubic metres is exempt.

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed Ground Floor Level - Part demolition of outbuilding. New door and window apertures formed to Rear elevations. Existing window apertures blocked up to side elevation. New window reinstated to first floor rear elevation. 6.no 'Velux style' roof lights formed within roof structure. Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall

I12: Bats & works to roofs

Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>



Location Plan (not to scale)