

DELEGATED PLANNING APPLICATION REPORT

Ward: Redlands

App Ref: 230850/CLP

Address: 10 Alexandra Road, Reading, RG1 5PD

Proposals: Alterations to the existing dwelling including changes to side and rear fenestration, addition of roof lights, and solar panels.

Case Officer: James Schofield

Date received (valid from): 18 June 2023 Target Decision date: 13 August 2023

Introduction and Proposal

Plans Submitted

The applicant supplied the following;

Dwg No: 02-00 - Existing Site Location Plan
Dwg No: 02-01 - Existing Site Block Plan
Dwg No: 03-02 - Existing Roof Plan
Dwg No: 03-03 - Proposed Cellar and Ground Floor Plan
Dwg No: 03-04 - Proposed First and Second Floor Plan
~~Dwg No: 03-05 - Proposed Roof Plan~~
Dwg No: 05-00 - Existing Front and side elevations
Dwg No: 05-01 - Existing Rear and side elevations
Dwg No: 05-02 - Proposed Front and side elevations
Dwg No: 05-03 - Proposed Rear and side elevations
As received 19th of June 2023

Please note that the removal of references to the air source heat pump in this application was agreed with the agent on 10th of August 2023, and the description was changed to reflect the scope of the application. As such, '*Dwg No: 03-05 - Proposed Roof Plan*' which made reference to an air source heat pump without providing sufficient details required for it to be assessed under Class G, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 was not considered under this application. Sufficient details of the solar panels and windows were provided in the remaining plans which did not make reference to the air source heat pump. The agent and applicant was encouraged to submit an application for the air source heat pump when sufficient details of it were provided by their engineers so that these details could be properly assessed.

Relevant Planning History

No relevant planning history.

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 Class C, Part 1, and 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 to the various fenestration revisions:

Part 1 - Development within the curtilage of a dwellinghouse *Class C - other alterations to the roof of a dwellinghouse*

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.

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

(d) it would consist of or include—

(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.; or

Complies.

(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

Complies.

(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.

With regard to the solar panels:

Part 14 - Renewable energy

Class A - installation or alteration etc of solar equipment on domestic premises

A. The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment on—

(a) a dwellinghouse or a block of flats; or

Applicable.

(b) a building situated within the curtilage of a dwellinghouse or a block of flats.

Development not permitted

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, measured at 0.18 metres.

(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;

Complies. Development is within the Alexandra Road conservation area, however, it not on a wall or roof which fronts a highway.

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

Complies, development site is not a scheduled building.

(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.

Complies, development site is not a listed building. It is locally listed, but this does not apply to this condition.

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. Located to the rear of the site.

(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 currently applicable.

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class C, Part 1, and 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:

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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