

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: 230707/CLP

Address: 45 Kentwood Close, Tilehurst, Reading, RG30 6DH

Proposals: Single storey rear extension and single storey side extension.

Case Officer: Gary Miles

Applicant: Mr & Mrs Witney

Date received (valid from): 23 May 2023 Target Decision date: 18 July 2023

Site visit date: 13th July 2023

Introduction and Proposal

The application site is a two storey semi-detached dwellinghouse, located in Kentwood Close, Tilehurst. Kentwood Close is characterised by 1960's semi-detached and terraced properties of the same age and similar style, constructed using a mixture of red brick with red tiled roofs, wall hung tiles and white upvc double glazed windows. A number of properties have been subject to refurbishment and rear and side single storey extensions of differing scale and styles.

The applicant's property has an average sized rear garden, flanked by neighbouring properties. The adjoined neighbouring property at no.45 Kentwood Close has been extended with the addition of a two storey side extension. No trees are present at the property. The property is not listed nor within a Conservation area.

Once the existing garage has been demolished, the application is for a Certificate of lawfulness for proposed construction of a single storey rear extension with a flat roof, a conventional window to the utility room and Bi-Fold doors to the kitchen on the rear elevation. A proposed single storey side extension with flat roof, a conventional obscure glazed window to the W/C on the side elevation and steel garage door to the garage on the front elevation with a slim line pitched tiled roof over the garage entrance and front door to the front elevation.

The rear and side single storey extensions will be offset from the boundary with neighbouring properties. The proposals will have a projection of no more than 3m to the rear or the side and will be constructed using materials to match existing property, the proposal will create an open-plan kitchen-diner, garage, utility room and a downstairs cloakroom.

Plans & Supporting Information Submitted

Application Form - dated May 23

Drawing No: 22/869-01 - Existing Elevations & Existing Ground Floor Layout - dated May 23

Drawing No: 22/869-02 - Location Plan, Block Plan, Proposed Ground Floor Layout - dated May 23

Drawing No: 22/869-03 - Proposed Elevations - dated May 23

Plans and documents received by the Local Planning Authority on 23rd May 2023

Relevant Planning History

Application Reference: 230126 - Demolition of existing garage, proposed two and single storey side extension and single storey rear extension - Withdrawn May 23

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

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 single storey rear and single storey side extension must be assessed to ensure that it complies with the conditions of Class A & D, Part 1 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' and 'the erection or construction of a porch outside any external door 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:

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; n/a / **complies** or (ii) fronts a highway and forms a side elevation of the original dwellinghouse; n/a / **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, n/a / **complies** or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse; 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; **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, n/a / **complies** (ii) have more than a single storey, n/a / **complies** or (iii) have a width greater than half the width of the original dwellinghouse; n/a / **complies** or

A.1 (k) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, n/a / **complies** (ii) the installation, alteration or replacement of a microwave antenna, n/a / **complies** (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, n/a / **complies** or (iv) an alteration to any part of the roof of the dwellinghouse. n/a / **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; **complies**

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

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; **complies**

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**

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, n/a 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; n/a and

A.3 (c) where the enlarged part of the dwellinghouse has more than a single storey, 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

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class L, Part 3, 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 following drawings/ documents:

Plans considered:

Drawing No: 22/869-01 - Existing Elevations & Existing Ground Floor Layout - dated May 23

Drawing No: 22/869-02 - Location Plan, Block Plan, Proposed Ground Floor Layout - dated May 23

Drawing No: 22/869-03 - Proposed Elevations - dated May 23

Plans and documents received by the Local Planning Authority on 23rd May 2023

Sufficient evidence has been provided to demonstrate that a Certificate of lawfulness should be granted for the proposed construction of single storey rear extension providing accessible shower room at ground floor level. 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

1:1250 Location Plan (Not to scale)

