

DELEGATED REPORT

Ward: Southcote

App Ref: 230362/CLP

Address: 13 Monks Way, Reading, RG30 3DP

Proposals: Rear dormer and hip-to-gable roof alteration with two roof lights on the front roof slope

Case Officer: Sian Hickey

Date received (valid from): 21 March 2023 **Target Decision date:** 16 May 2023

Introduction and Proposal

The application site is a two storey semi-detached dwelling with a hipped roof. The surrounding area is predominantly residential. The property is not a Listed Building and it doesn't fall within a Conservation Area.

The proposal is for a hip to gable roof alteration and a flat roof rear dormer addition. The dormer would not exceed the height of the existing ridgeline and would be set back from the existing eaves. The total volume of roof space created by the proposal is 43.07 m³. Double doors with a Juliette balcony and one window would be located in the rear elevation, and one obscure glazed window would be located in the side elevation. The proposal also includes two roof lights in the front elevation. Materials have been selected to match those of the existing dwelling.

Plans Submitted

The agent supplied the following, received on 21st March 2023:

Drawing No. A01 - Existing Ground Floor Plan

Drawing No. A02 - Existing First Floor Plan

Drawing No. A03 - Existing Loft Plan

Drawing No. A04 - Existing Roof Plan

Drawing No. A05 - Proposed First Floor Plan

Drawing No. A06 - Proposed Loft Plan

Drawing No. A07 - Proposed Roof Plan

Drawing No. A08 - Existing Elevations

Drawing No. A09 - Proposed Elevations

Drawing No. A10 - Existing Section

Drawing No. A11 - Proposed Section

Drawing No. A12 - Location and Block Plan

Relevant Planning History

181790 - Single storey rear extension - Permitted

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

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 hip to gable roof alteration, rear dormer, side window, and 2 front roof lights must be assessed to ensure that it complies with the conditions of Classes B and C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relate to 'additions etc. to the roof of a dwellinghouse' and 'other alterations to the roof of a dwellinghouse'.

The relevant conditions of the GPDO for a hip to gable roof alteration, rear dormer, side window, and 2 front roof lights, which is not listed or in a Conservation Area, are as follows:

Dormer and hip-to-gable roof alteration

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

B.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**

B.1 (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**

B.1 (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**

B.1 (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, **n/a** or (ii) 50 cubic metres in any other case; **complies**

B.1 (e) it would consist of or include (i) the construction or provision of a veranda, balcony or raised platform, **complies** or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; **complies** or

B.1 (f) the dwellinghouse is on article 2(3) land. **complies**

Conditions

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

B.2 (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.2 (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; **complies** 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; **complies** 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; **complies** and

B.2 (c) any window inserted on 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**

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), 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.

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**

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:

C.2 (a) obscure-glazed; **complies** and

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.**

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class B and Class C, 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 received on 21st March 2023:

Drawing No. A01 - Existing Ground Floor Plan

Drawing No. A02 - Existing First Floor Plan

Drawing No. A03 - Existing Loft Plan

Drawing No. A04 - Existing Roof Plan

Drawing No. A05 - Proposed First Floor Plan

Drawing No. A06 - Proposed Loft Plan

Drawing No. A07 - Proposed Roof Plan

Drawing No. A08 - Existing Elevations

Drawing No. A09 - Proposed Elevations

Drawing No. A10 - Existing Section

Drawing No. A11 - Proposed Section

Drawing No. A12 - Location and Block Plan

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed hip to gable roof alteration, rear dormer, side window, and 2 front roof lights. Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

Building Regulations

Encroachment and Party Wall Act

Construction and Demolition

Bats



Location Plan (not to scale)