

DELEGATED PLANNING APPLICATION REPORT

Ward: Tilehurst

App Ref: 230527/CLP

Address: 13 Victoria Road, Reading, RG31 5AB

Proposals: Proposed loft conversion with the insertion of velux windows to the front and rear elevations

Case Officer: Sian Hickey

Date received (valid from): 19 April 2023 **Target Decision date:** 14 June 2023

Introduction and Proposal

The application site is a two storey semi-detached dwelling with a pitched roof.

The property is not a Listed Building and it doesn't fall within a Conservation Area. The surrounding area is predominantly residential.

The proposal is for a loft conversion with the insertion of two roof lights in the existing front roof slope and one roof light in the existing rear roof slope. The proposal does not involve enlarging the existing roof space.

The agent supplied the following plans, received on 19/04/2023:

Drawing No. 23008/PL/003 rev P1 - Location, Block and Site Plan

Drawing No. 23008/PL/002 rev P1 - Existing and Proposed Elevations and Roof Plans

Drawing No. 23008/PL/001 rev P1 - Existing and Proposed Floor Plans

Relevant Planning History

None

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 roof lights must be assessed to ensure that they comply with the conditions of Class C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relate to 'other alterations to the roof of a dwellinghouse'.

The relevant conditions of the GPDO for proposed roof lights to the existing front and rear roof slopes of the property, which is not listed or in a Conservation Area, are as follows:

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, **N/A**, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment. **N/A**

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; **N/A** 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. **N/A**

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) 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 19th April 2023:

Drawing No. 23008/PL/003 rev P1 - Location, Block and Site Plan

Drawing No. 23008/PL/002 rev P1 - Existing and Proposed Elevations and Roof Plans

Drawing No. 23008/PL/001 rev P1 - Existing and Proposed Floor Plans

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed loft conversion with front and rear facing roof lights. Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

Building Regulations

Construction and Demolition

Bats



Location Plan (not to scale)