

**Reading Borough Council
Civic Office
Bridge Street
Reading
RG1 2LU**

March 2023

Dear Sir/Madam,

Please find a supporting Planning Statement and Covering Letter to verify an application for:

Application for Lawful Development Certificate for proposed single storey side extension 5.655 metres in depth and 2.5 metres wide at 76 Birdhill Avenue, Reading, RG2 7JU.

Studio Charrette has been instructed to act on behalf of Bindu Kami (**the Applicant**). This Application seeks a Lawful Development Certificate for the proposed single storey side extension of 5.655m in depth and 2.5 m wide. The extension would be used as ancillary rooms for the existing property, (the Proposal) at 76 Birdhill Avenue, Reading, RG2 7JU (the Application Site). This document outlines the proposal's compliance with Schedule 2, Part 1, Class A – (enlargement, improvement or alteration to dwellinghouse) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) and its compliance with Section 55 of the Town and Country Planning Act 1990.

Please find attached the following information in support of this application:

- Application Form;
- Site Location Plan;
- Existing and Proposed Site Plans;
- Existing and Proposed Floor Plans;
- Existing and Proposed Elevations;

The General Permitted Development Order was adopted in 2015 (2021 amended) and is relevant to the Proposals. This supporting statement will assess the Proposals against key policies of the General Permitted Development Order to try and demonstrate its compliance.

Site Context

The application relates to 76 Birdhill Avenue, two-storey semi-detached house within the settlement boundary of Reading. It is setback from the public highway with a front driveway. It is made of brick, the top half rendered, has a pitched roof, and uPVC windows. The property does not have any restrictions and nothing to demonstrate that permitted development has been removed from the site.

The surrounding properties are of similar design, style with predominantly semi-detached along the streetscene. The location of the proposed development is not in a conservation area nor is the property a Listed Building or have an Article 4 Direction.

Planning history of the site:

None relevant

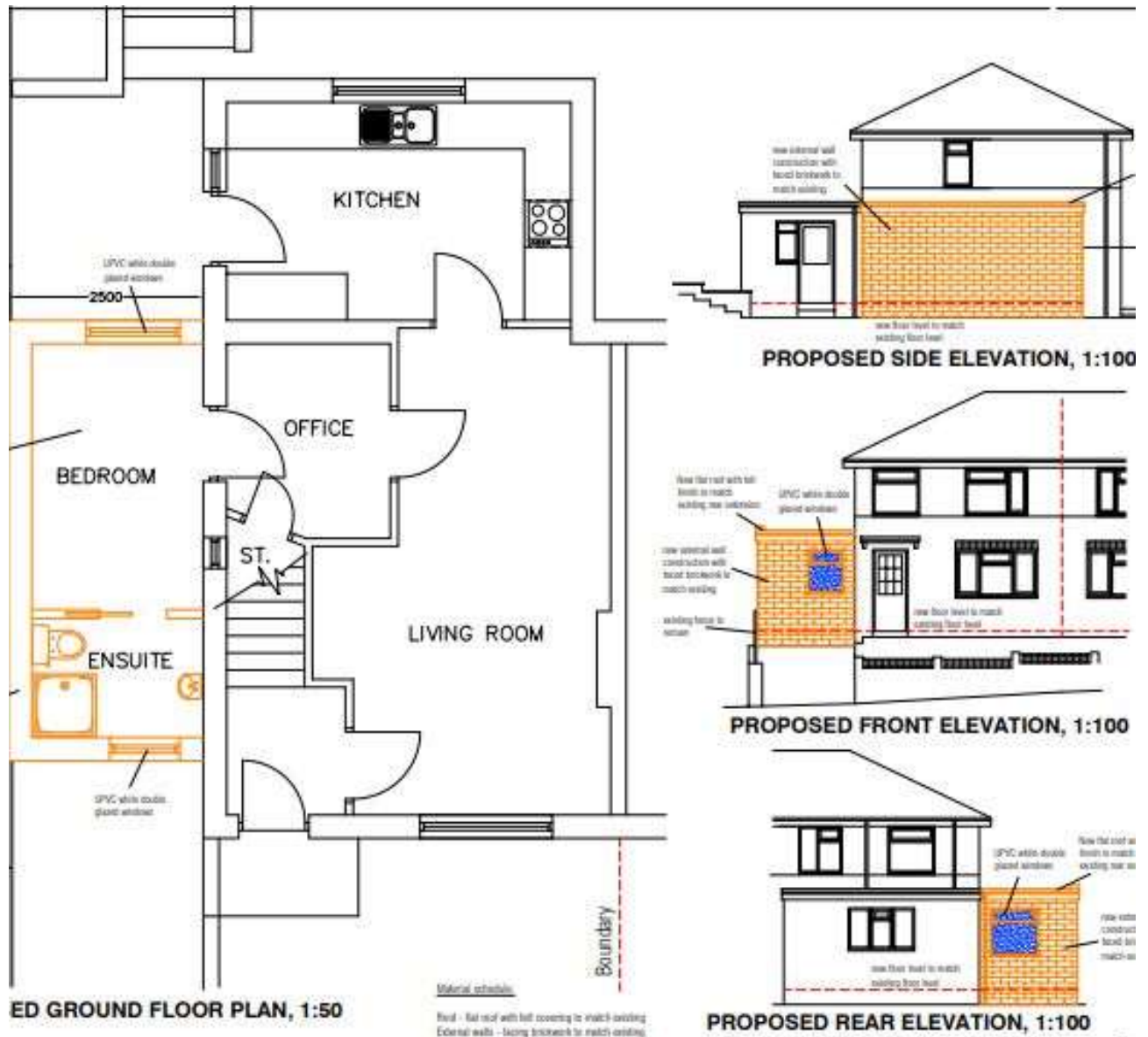
Figure 1 Site location:



The Proposal

The proposal is for a single storey side extension measuring 5.655 metres in depth and 2.5 metres wide, ancillary to the existing property. The extension would be a flat roof, brick built and extends just to the boundary property. It is subservient to the host dwelling and the surrounding street scene. The proposed work would include the demolition of an existing lean-to side extension.

Figure 2 Proposed elevations



Section 191 of the Town and Country Planning Act 1990 states that a certificate of lawful use shall specify the land to which it relates, describe the use, operations or other matter in question (in the case of any use falling within one of the classes specified in an order under section 55(2)(f), identifying it by reference to that class, gives the reasons for determining the use, operations or other matter to be lawful and specify the date for the certificate.

Section 55 of the Town and Country Planning Act 1990 is recognised as a consideration for the decision of the proposed scheme for a single storey side extension.

The proposed work is ancillary to the existing house. It would not cause any harm to the existing property or surrounding neighbours and no significant change to the character of the area, nor involve any change of use of the property.

In accordance with General Permitted Development Order:

The following legislation is what the proposed extension would be considered against:

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is **not permitted** by Class A 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);

Permission has not been granted to the use of the dwellinghouse as a dwellinghouse by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (Change of use).

(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);

The total area of the proposed extension and conversion would not exceed 50% of the total area of the curtilage.

(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;

The height of the part of the dwellinghouse enlarged would not exceed the height of the highest part of the roof.

(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;

The height of the eaves of the part of the dwellinghouse enlarged would not exceed the height of the eaves of the existing dwellinghouse.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

The enlarged part of the dwellinghouse would not extend beyond a wall forming the principal elevation of the original dwellinghouse or front a highway and form a side elevation.

(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, or

(ii) exceed 4 metres in height;

Not applicable

(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, or (ii) exceed 4 metres in height;

The dwellinghouse is not on article 2(3) land nor on a site of special scientific interest.

(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, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

The enlarged part of the dwellinghouse would be a single storey.

(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;

It would not

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,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse;

(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);

The enlarged part of the dwellinghouse would be single storey and extend beyond the wall forming a side elevation of the original dwellinghouse with its height not exceeding 4 metres and width not greater than half of the width of the original dwellinghouse.

(k) it would consist of or include—

(i) the construction or provision of a veranda, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.; or

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Not applicable

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

(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;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

(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).

Not applicable

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

(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 existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, 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; and

(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.

The proposed extension is single storey and matching materials will be used in any exterior works.

Site Photo



Conclusion

Overall, it is considered that the proposal is fully compliant with the GPDO. We, therefore, see no reason for the council to withhold our request for a Certificate of Lawfulness in relation to the proposed scheme and kindly request for a timely decision to be made, in line with guidance of the National Planning Policy Framework. Should for whatever reason, the associated scheme not be deemed as Permitted Development, we would welcome the opportunity to discuss any



issues with the designated case officer and be given an opportunity to submit a household planning application prior to any decision notice.

If any further information is required to assist in the council's decision on the proposed scheme and associated application, please do not hesitate to contact Studio Charrette directly who will be more than happy to accommodate any reasonable request.

Thank you,

Kind regards,

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