

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230457/CLP

Address: 47 Evesham Road, Emmer Green, Reading, RG4 8RD

Proposals: Hip-to-Gable loft conversion including installation of 1 No. flat roof dormer to the rear elevation and 2v No. roof lights to the front elevation

Case Officer: Gary Miles

Date received (valid from): 6 April 2023 Target Decision date: 1 June 2023

Proposed Hip-to-Gable loft conversion including installation of 1 No. flat roof dormer to the rear elevation and 2v No. roof lights to the front elevation.

Introduction and Proposal

The application site is a two storey semi-detached dwellinghouse located in residential street in the ward of Caversham Heights. Evesham Road is characterised by semi-detached properties of similar age and style, there are distinct gaps between the properties and the properties have larger than average front and rear gardens. Many properties have been subject to single storey extensions, 2 storey side extensions and some hip to gable loft conversions with rear dormers and front sky lights on Evesham Road and the adjacent Stuart Close. The application is for a Certificate of Lawfulness for a proposed loft conversion with rear and side facing dormers.

Plans & Documents Submitted

The agent supplied the following:

Application Form

Drawing no: 47 Evesham Road, Emmer Green - Site and Location Plan - dated 5th April 2023

Drawing no: LP3984 - Existing Plans and Elevations - dated 23rd March 2023

Drawing no: LP3984 - Proposed Plans and Elevations - dated 23rd March 2023

Drawings and documents received by the Local Planning Authority on 6th April 2023

Relevant Planning History

The planning authority has no historical records for the property.

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 must be assessed to ensure that it complies with the conditions of Classes B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to 'additions etc to the roof'.

In terms of the rear dormer proposed, the relevant conditions of the GPDO for the enlargement of a house consisting of an addition or alteration to its roof are as follows:

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 - Plans confirm this.
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 - Plans confirm this.
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, or (ii) 50 cubic metres in any other case;	Complies - Volume of proposed loft and dormer=20.40m ³ Plans confirm this.
B.1 (e) it would consist of or include (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	Complies - Plans confirm that the existing chimney stack is to be retained and no veranda, balcony or raised platform are proposed.
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 - Plans confirm materials will match existing.
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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; 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; 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; and

Complies -
Plans confirm that the eaves will be maintained & the dormer will not project beyond the outside face of existing external walls.

B.2 (c) any window inserted on 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.

Complies -
Plans confirm windows on the side elevation will be obscure glazed and openable parts will be installed minimum 1.7m above internal floor level.

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.

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:

Drawing no: 47 Evesham Road, Emmer Green - Site and Location Plan - dated 5th April 2023

Drawing no: LP3984 - Existing Plans and Elevations - dated 23rd March 2023

Drawing no: LP3984 - Proposed Plans and Elevations - dated 23rd March 2023

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the Certificate of Lawfulness for the proposed Hip-to-Gable loft conversion including installation of 1 No. flat roof dormer to the rear elevation and 2v No. roof lights to the front elevation.

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

I12: Bats & works to roofs

Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>

1:1250 Location Plan (Not to scale)

