

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Battle

App Ref: 221346/CLP

Address: 32 Wantage Road, Reading, RG30 2SE

Proposals: Certificate of Lawfulness for Proposed roof maintenance and improvements, and removal of rear perspex lean-to

Case Officer: Sian Hickey

Applicant: Mr Emil Jonasson

Date received (valid from): 12 September 2022
2022 (ext)

Target Decision date: 11 November

INTRODUCTION

The application site is a two storey terraced dwelling with a pitched roof. The property is not a listed building and it doesn't fall within a Conservation Area. The property does fall within an Article 4 Direction Area which removes all Permitted Development rights for the property.

The applicant has submitted an application for a lawful development certificate to confirm that the proposed works are de-minimis and do not constitute development and therefore would not require planning permission.

PROPOSAL

The proposed works consist of:

1. Remove the existing rear non-original Perspex lean-to.
2. Restore roof integrity supports (internal)
3. Fixing leaks in the valley and around the chimneys with matching lead flashing, restoring paintwork and repointing the chimney
4. Replace guttering
5. Extend roof verge

The applicant confirmed via email dated 14/10/2022 that all materials and colours will match the existing dwelling.

DOCUMENTS SUBMITTED

The applicant provided the following documents:

Location Plan

Inspection Survey

Quote for the proposed works

Photographs

Sketch of roof verge

PLANNING HISTORY

None

CONSULTATIONS

Consultations are not required for an application of this type, however the RBC Conservation and Urban Design Officer was consulted for advice regarding properties within Article 4 Direction areas. The CUDO agreed that the proposed works constitute property maintenance.

RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Practice Guidance

Town and Country Planning Act 1990 (as amended)

ASSESSMENT AND CONCLUSION

Section 55(2) of the Town and Country Planning Act 1990 states that building operations which do not materially affect the external appearance of a building do not amount to 'development' and do not require planning permission. The term 'materially affect' has no statutory definition, but is linked to the significance of the change which is made to a building's external appearance.

The demolition of buildings constitutes 'building operations' (section 55(1A) of the 1990 Act) and therefore comes within the definition of 'development'. However, by section 55(2)(g), some types of demolition are exempted from the definition of development. The demolition of any building with a cubic content not exceeding 50 cubic metres is exempt.

The proposal has been assessed to ensure that it complies with the criteria above.

Remove the existing rear non-original Perspex lean-to. **Complies**

Restore roof integrity supports (internal). **Complies**

Fixing leaks in the valley and around the chimneys with matching lead flashing, restoring paintwork and repointing the chimney. **Complies**

Replace guttering. **Complies**

Extend roof verge. **Complies**

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended). It can be confirmed that the proposal would be lawful for planning purposes on the basis of the following plans/documents:

Location Plan (received 11/09/2022)
Inspection Survey (received 11/09/2022)
Quote for the proposed works (received 11/09/2022)
Photographs (received 14/10/2022)
Photographs (received 18/10/2022)
Sketch of roof verge (received 03/11/2022)
Floor Plans (received 08/11/2022)

& an email from the applicant dated 14/10/2022 confirming that all materials and colours will match the existing dwelling.

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed works as they are not considered to be development and it can be confirmed that planning permission would not be required. Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness.

DECISION

Grant

