

Delegated Application Report

Ward: Church

App Ref: 220921/CLP

Address: 69 Barnsdale Road, Reading, RG2 7JG

Proposals: Single storey rear extension.

Case Officer: Mr David Brett

Applicant: Andrew Segal

Date received (valid from): 22/06/2022

Target Decision date: 17/08/2022

Introduction and Proposal

The proposal site is two storey mid-terrace dwelling on Barnsdale Road, Whitley. The surrounding area is predominantly residential and consists of similarly designed terraced dwellings.

The proposal is for a single storey rear extension.

Plans Submitted

The agent supplied the following:

- Existing GF Plan - 01
- Proposed GF Plan - 02
- Existing Roof Plan - 03
- Proposed Roof Plan - 04
- Existing Elevations - 05
- Proposed Elevations - 06
- Location Plan - 07

Received on 23/06/2022

Relevant Planning History

None

Summary of Consultations

No consultations were undertaken as it is not required for an application of this type. One consultation response, however, was received from Berkshire Archaeology on 15/07/2022. The comments from Berkshire Archaeology on application 220921 are as follows:

- *The above planning application proposes impacts to a site of fairly high archaeological potential, as the applicant's property backs on to a known site of Late Iron Age and Roman activity that was discovered in 2008. The full extent and nature of this activity was not defined, and so it may extend to this application site. The proposed impacts are very small however, and so I do not believe an archaeological condition requiring a scheme of works would be proportionate.*
- *I would appreciate if you could pass on to the applicant this note, informing them that there is a chance they will encounter archaeological remains with any excavation on the site. Should they discover artefacts that fall under the Treasure Act (artefacts over 300 years old made of gold or silver, or groups of*

coins, or a group of prehistoric metal artefacts) then they do have a legal obligation to report these finds to the Coroner within 14 days of discovery (more information here: <https://finds.org.uk/treasure> or from the Berkshire Finds Liaison Officer Philip.Smith1@westberks.gov.uk). Should they discover anything that they believe may be of interest then we would be grateful to be contacted (using details below), so that we can record any finds and improve our understanding of the history of this part of Reading, and this potentially very interesting area of archaeology.

The comments from Berkshire Archaeology are noted, however, as per the NPPG on determining Certificate of Lawfulness applications: “Views expressed by third parties on the planning merits of the case, or on whether the applicant has any private rights to carry out the operation, use or activity in question, are irrelevant when determining the application”.

It is considered reasonable to include the suggested informative by Berkshire Archaeology to the decision for this Certificate of Lawfulness application.

Relevant Planning Policy and Guidance

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended)

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 Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which relates to ‘enlargement, improvement or other alteration of a dwellinghouse’.

In terms of the single storey rear extension proposed, the relevant conditions of the GPDO are as follows:

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

A.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
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A.1 (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);	Complies
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A.1 (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;	Complies
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A.1 (d) the height of the eaves of the part of the dwellinghouse enlarged,	Complies
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improved or altered would exceed the height of the eaves of the existing dwellinghouse;	
A.1 (e) the enlarged part of the dwellinghouse would extend beyond a wall which (i) forms the principle elevation of the original dwellinghouse; complies or (ii) fronts a highway and forms a side elevation of the original dwellinghouse;	(i) - Complies; (ii) - Complies
A.1 (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, complies or (ii) exceed 4 metres in height;	(i) - Complies; (ii) - Complies
A.1 (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, complies or (ii) exceed 4 metres in height;	(i) - Complies; (ii) - Complies
A.1 (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 opposite the rear wall of the dwellinghouse;	(i) - Complies; (ii) - Complies
A.1 (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;	(i) - Complies;
A.1 (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; or	(i) - Complies; (ii) - Complies; (iii) - Complies
A.1 (k) it would consist of or include - (i) the construction or provision of a verandah, 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.	(i) - Complies; (ii) - Complies; (iii) - Complies; (iv) - Complies
A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:	
A.2 (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;	N/A
A.2 (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;	N/A
A.2 (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N/A
Conditions	

Development is permitted by Class A subject to the following conditions:

A.3 (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 dwellinghouse;	Complies - Materials to match existing specified on plans and application form.
A.3 (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	N/A
A.3 (c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	N/A

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Classes A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

It can be confirmed that the proposed operations would be lawful for planning purposes on the basis of the following drawings:

- Proposed GF Plan - 02
- Proposed Roof Plan - 04
- Proposed Elevations - 06
- Location Plan - 07

Received on 23/06/2022

Therefore the Local Planning Authority will, on this occasion, issue the applicant with a Certificate of Lawfulness for the proposed development.

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

Archaeology

During construction, should any artefacts be discovered that fall under the Treasure Act (artefacts over 300 years old made of gold or silver, or groups of coins, or a group of prehistoric metal artefacts) you have a legal obligation to report these finds to the Coroner within 14 days of discovery (more information here:

<https://finds.org.uk/treasure> or from the Berkshire Finds Liaison Officer

Philip.Smith1@westberks.gov.uk). Should anything be discovered that you believe may be of interest please report these to Berkshire Archaeology (using details below), in order to record any finds and improve our understanding of the history of this part of Reading, and this potentially very interesting area of archaeology.

Reading Borough Council

Berkshire Record Office

9 Coley Avenue

Reading

Berkshire

RG1 6AF

