



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement/Evidence to Verify Application For

26 Winton Road, Reading, EG2 8HJ

Proposed Rear Loft Conversion

On Behalf of Mr Nick Holland

Drafted by **Planning By Design**

1. Application

Planning By Design (The agent) has been instructed by Mr. Nick Holland (the applicant) to prepare and submit an Application for a Lawful Development Certificate to Reading Borough Council (the Planning Authority) for the Proposed Single Storey Rear Extension and Rear Loft Conversion (the proposal) at: 26 Winton Road, Reading, RG2 8HJ (the Site Location). This planning statement/evidence is to verify that the application has been drawn in support of this application to demonstrate how the proposal is in accordance with all necessary parameters and conditions to constitute Permitted Development as per the General Permitted Development Order (as amended) 2015.

2. The Proposal

The proposed development is a rear loft extension at no. 26 Winton Road, Reading, RG2 8HJ for the provision of additional, incidental living space for the current inhabitants of the property. The proposed dormer will measure at an external width of approximately 3.5m whilst the height of the dormer measures at approximately 1.6m. It will be comprised of materials that match and are of a similar appearance to that of the existing dwellinghouse as per the requirements with Class B of the General Permitted Development Order 2015 (amended). The proposal will incorporate materials to match the existing property including brickwork, roof tiles and new external windows.

3. Evidence to Verify Application

The following sections seek to demonstrate how the proposal is fully compliant with all necessary parameters and conditions to constitute Permitted Development (PD) under the GDPO.

Compliance with (General Permitted Development) (England) Order 2015 of Town and Country Planning Act

Schedule 2, Part 1 Class A (*Class B – additions etc to the roof of a dwellinghouse*) of the General Permitted Development Order 2015 (as amended) is recognised as the primary consideration for the decision of the proposed scheme. It is highly believed that the proposed works meet all necessary parameters and conditions of these classes. This is highlighted below.

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

The proposal meets all parameters and conditions of Class B as:

- 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);
- The proposed works **do not** exceed the highest part of the existing roof;

- The proposed works as part of the dwellinghouse **do not** extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; **(The Loft Conversion is located to the rear).**
- the cubic content of the resulting roof space **does not** 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 this case;**
- **it does not consist of or include—**
 - (i) the construction or provision of a verandah, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe
- (g) the dwellinghouse **has not been built** under Part 20 of this Schedule (construction of new dwellinghouses).; or
- (h) the existing dwellinghouse **has not been enlarged** in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Additionally, the proposal will meet all necessary conditions of Class B in that:

- the materials used in any exterior work **are of a similar appearance** to those used in the construction of the exterior of the existing dwellinghouse;
- the enlargement must be constructed so that—
 - 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—
 - the eaves of the original roof **have been maintained** or reinstated; and
 - the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres **(this has been far exceeded as seen on the plans)** from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - 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
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - obscure-glazed, and **(This is not applicable to this application)**
 - 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.

4. Conclusion

Overall, it is considered that the Proposals are compliant with Schedule 2, Part 1, Class B of the GPDO 2015 (As Amended). We kindly request that the appointed Case Officer looks upon this application favourably and approves a Certificate of Lawfulness for this proposal without delay in line with the National Planning Policy Framework. Should any further information be required to assist in the council's decision in the issuing of a Certificate of Lawfulness for this proposal, please do not hesitate to contact us directly.