

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: 220899/CLP

Address: 3 Fawley Road, Reading, RG30 3EN

Proposals: Erection of the new front porch to the dwelling

Case Officer: Beatrice Malama

Applicant: Renata Ekiert

Date received (valid from): 22 June 2022 Target Decision date: 17 August 2022

Introduction and Proposal

The application site is a two storey semi-detached house located in a predominantly residential area comprising of detached, semi-detached and terraced properties of similar and style. The area is characterised by houses with gable end pitched roofs creating a uniform style in the street scene. Blessed Hugh Faringdon Catholic School is located approximately 65m north of the site. The property is not Listed and it does not fall within a Conservation Area.

The proposed front porch measures 1.36m deep, 2.2m wide and a maximum height of 3m. The porch would be of brick with a pitched roof. The proposed exterior finishing materials are to match the rest of the house.

Plans Submitted

The following plans were submitted and received on received on 22 June 2022:

Drawing No: PL01- Site Location Plan

Drawing No: PL02 - Existing Site (Floor) Plan

Drawing No: PL03 - Existing Section and Elevations

Drawing No: PL04 - Proposed Site (Floor) Plan

Drawing No: PL05 - Proposed Section and Elevations

Drawing No: PL06 - Proposed Block Plan

Relevant Planning History

Ref 050288/FUL -Proposed two storey pitched roof extension and conservatory - Application Refused - 17/11/2005 - Appeal Dismissed - 10/ 5/2006

Ref 060031/FUL - Side two storey pitch roofed extension, conservatory, canopy over front door and internal modifications - Application Permitted - 28/ 9/2006

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).

Assessment

A Certificate of Lawfulness for a proposed front porch has been submitted as the applicant considers the proposal falls within the permitted development rights of the property.

The proposal must be assessed to ensure that it complies with the conditions of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to porches.

The relevant conditions of the GPDO for a porch, which is not listed or in a conservation area, are as follows:

D1. Development is not permitted by Class D if -

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use). Complies

(b) the ground area (measured externally) of the structure would exceed 3 square metres. Complies

(c) any part of the structure would be more than 3 metres above ground level or Complies

(d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway. Complies

Recommendation

Evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed front porch.

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class D, Part 1 of 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 based on the drawings received on 22 June 2022:

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Drawing No: PL02 - Existing Site (Floor) Plan

Drawing No: PL03 - Existing Section and Elevations

Drawing No: PL04 - Proposed Site (Floor) Plan

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Drawing No: PL06 - Proposed Block Plan

The materials to be used in the construction of the external surfaces of the development have been confirmed shall match those used on the existing building.

Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

Terms

Building Regulations

Figure 1: Application Site

