



PLANNING STATEMENT

PERMITTED DEVELOPMENT APPLICATION

SITE

517 BASINGSTOKE ROAD
READING
RG2 0SH

The Plan Hub

www.theplanhub.co.uk

myprojects@theplanhub.co.uk

07714745395

Contents Page

Introduction	3
Site Context	4
Proposed Works	5
Conclusion	6

Introduction

- The Plan Hub is the planning agent managing this planning application.
- They have been instructed by Amina Okoro to submit a permitted development application under the Town and Country Planning (General Permitted Development) Order 1995 (as amended in 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020) for a Certificate of Lawfulness for a loft conversion to include hip-to-gable roof extension, dormer, rooflights

Site Context



Proposed Works

- The proposed loft conversion will include hip-to-gable roof extension, dormer and rooflights. The dormer will be located on the rear elevation. It will measure 6749mm wide, 3936mm deep and 2305mm high. It will have a flat roof. There will be windows to the front elevation of the dormer. The proposal includes the installation of 3x rooflights to the front roof plane.
- The proposed loft conversion meets the requirements of Class B in that the dwellinghouse is not located on article 2(3) land.
- The proposed dormer will not exceed the highest part of the roof and the dormer will be set back from the eaves by 200mm.
- The dormer will be on located on the rear elevation and the cubic content will measure 44.06m³ thus falling under the 50m³ for other properties.
- The dwelling is not built under Part 20 of this schedule (construction of new dwellinghouses).
- The dormer will be tiled to match with the existing roof.
- The proposed rooflights meets the requirements of Class C in that each rooflight will not protrude more than 150mm above the roof plane.

Conclusion

- The proposed loft conversion to include hip-to-gable roof extension, dormer, rooflights and removal of chimney stack meets the requirements of Schedule 2 Part 1 Class B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020).
- There are examples of loft conversion within the street. This includes that at 110 Basingstoke Road (180918) and 136 Basingstoke Road (130277).
- This application is submitted to get written confirmation, in the form of a Lawful Development Certificate, that the proposed work is deemed lawful.