

Delegated Application Report**Target Date:** 13/01/2021**Address:** 16 Newton Avenue, Caversham, Reading, RG4 6PX**Application No:** 201495**Proposal:** Erection of outbuilding.**Case Officer:** David Brett**Introduction and Proposal**

The proposal is for the erection of an outbuilding. The property is on a corner plot at the junction of Newton Avenue and Montpelier Drive, with the specified location of the outbuilding being close to the garden boundary with Montpelier Drive. Based on the plans and application form the applicant has specified that the outbuilding will be shipping container within the rear garden, with the applicant stating “we plan to re cover it with reclaimed wood so its appearance is more traditional and similar with other sheds in the area.” The proposal site is a semi-detached dwelling located on the corner of Newton Avenue, Caversham Park Village.

Plans Submitted

The agent supplied the following:

- Location Plan

Received on 25/10/2020

- Proposed Block Plan
- Proposed New Shed - Plan and Elevations

Received on 18/11/2020

Relevant Planning History

None

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) (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 E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order

2015 (as amended), which relates to ‘buildings etc incidental to the enjoyment of a dwellinghouse’.

E.1 Development is not permitted by Class E if:	
E.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
E.1 (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);	Complies
E.1 (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	Complies
E.1 (d) the building would have more than a single storey;	Complies
E.1 (e) the height of the building, enclosure or container would exceed (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case;	(i) n/a (ii) Complies, height from ground level shown to be 2.44m (iii) n/a
E.1 (f) the height of the eaves of the building would exceed 2.5 metres;	Complies, 2.44m
E.1 (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;	Complies as n/a
E.1 (h) it would include the construction or provision of a verandah, balcony or raised platform;	Complies
E.1 (i) it relates to a dwelling or a microwave antenna;	Complies
E.1 (j) the capacity of the container would exceed 3,500 litres.	Complies
E.2 In the case of any land within the curtilage of the dwellinghouse which is within:	
(a) an area of outstanding natural beauty; (b) the Broads; (c) a National Park; or (d) a World Heritage Site, development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.	Complies as n/a
E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	Complies as n/a

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class E, 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 operation would be lawful for planning purposes on the basis of the following drawings:

- Location Plan

Received on 25/10/2020

- Proposed Block Plan
- Proposed New Shed - Plan and Elevations

Received on 18/11/2020

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be **granted** for the proposed.

IF6: Building Control

Your attention is drawn to the possible 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

