



Mr. Mark Rosser
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By email only to
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Our Ref: 210379/PREAPP
Your Ref:

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19 April 2021

Advice without prejudice

Your contact is: **Richard Eatough, Planning**

Dear Mr. Rosser,

Pre-application reference 210379:

**(1) Installation of access door from 1st floor bedroom to proposed screen balcony and (2) Installation of new window on side extension.
16 Cromwell Road, Caversham, Reading**

I apologise for the slight delay in providing this written response. I refer to the above application for pre-application advice and respond as follows.

The property is an extended end-of-terrace property in Caversham.

The proposals are described as: (1) Installation of access door from 1st floor bedroom to proposed; and screen balcony; and (2) Installation of new window on side extension.

Firstly, provided that the property is in use as a single C3 dwellinghouse and retains its 'permitted development rights', then the side window and first floor door proposed could be permitted development under Class A (enlargement, improvement or alteration) of the General Permitted Development Order (GPDO), not requiring planning permission. However, in terms of the side-facing window, please note the conditions in Class A:

Class A - Condition A.3(b):

"Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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 This condition requires upper-floor windows in any part of the side of a house to be obscure glazed. Glazing to provide privacy is normally rated on a scale of 1-5, with 5 providing the most privacy. To be permitted development, side windows should be obscure glazed to minimum of level 3”.

If you require content with obscure glazing and seek certification of this, please submit a Certificate of Lawful Proposed Use or Development (CLOPUD) application to us.

The installation of a window without obscure glazing would require an application for planning permission and a window which is essentially borrowing its outlook over adjacent land/garden may not receive planning permission, due harm on neighbouring privacy/overlooking, in conflict with our adopted Local Plan Policy CC8 (Safeguarding Amenity).

The installation of the safety balcony railings to facilitate access over the present flat roof extension to the rear would not appear to enjoy permitted development under any of the PD Classes and planning permission would be required. My informal advice on this element of the proposals is that this would principally raise concerns in terms of design (out of keeping with the area) and also lateral overlooking (directly into neighbouring gardens) which the use as a balcony would afford and therefore likely to lead to a refusal of planning permission, contrary to policies CC7 and CC8 of the Local Plan. I would advise, however, that the formation of a Juliet balcony, with no standing out area and a glazed patio door opening inwards, is likely to be PD and would therefore seem to be a logical solution.

I trust the above informal advice is useful. Separate approval under the Building Regulations would be required for these alterations and you should make your own enquiries, please contact RBC Building Control for further advice on (0118) 937 2449.

Please note that the advice contained in this letter is given without prejudice to the decision on any planning application which is subsequently submitted.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Richard Eatough', with a stylized flourish underneath.

Richard Eatough
Acting Development Management Team Leader