

Delegated Application Report

Ward: Thames

App Ref: 200702/CLP

Address: 23 The Ridgeway, Caversham, Reading, RG4 8NX

Proposals: Two rear dormer windows (following removal of existing rooflights) and three front roofslope rooflights.

Case Officer: Mr David Brett

Applicant: Ms J Wilson

Date received (valid from): 21/05/2020

Target Decision date: 16/07/2020

Introduction and Proposal

The proposal site is two storey semidetached dwelling on The Ridgeway in Caversham. The surrounding area is predominantly residential and consists of similarly designed two storey semidetached dwellings. The proposal backs on to Balmore Walk, a large area of green space that runs along the rear of the western properties along the Ridgeway.

Plans Submitted

The agent supplied the following:

- Location Plan - 2020/PL/01
- Existing Floor Plans - 2020/PL/04
- Existing Elevations - 2020/PL/05
- Proposed Floor Plans - 2020/PL/06
- Proposed Elevations - 2020/PL/07

Received on 21/05/2020

Relevant Planning History

200703 - Proposed single storey rear extension. - Application in progress, to be determined on 16/07/2020.

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)

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 Classes B and C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to 'additions etc to its roof' (Class B) and 'other alterations to the roof of a dwellinghouse' (Class C).

In terms of the rear dormers proposed, the relevant conditions of the GPDO for the enlargement of a house consisting of an addition or alteration to its roof are as follows:

B.1 Development is not permitted by Class B if:

- | | |
|---|-----------------|
| B.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 |
| B.1 (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; | Complies |
| B.1 (c) any part of the dwellinghouse would, as a result of the works, extend beyond | Complies |

the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

B.1 (d) the cubic content of the resulting roof space would 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 other case;

Complies

B.1 (e) it would consist of or include (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

Complies

B.1 (f) the dwellinghouse is on article 2(3) land

Complies

Conditions

B.2 Development is permitted by Class B subject to the following conditions:

B.2 (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Complies

B.2 (b) the enlargement must be constructed so that (i) 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 (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) 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

Complies

B.2 (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must 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.

Complies

Interpretation of Class B

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards, and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement.

In terms of the three rooflights proposed on the front roofslope, these are considered against Class C. More specifically, development is not permitted by Class C if—

(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**

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof; **complies, as confirmed on the application form**

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or **complies**

(d) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment. **complies**

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be—

(a) obscure-glazed; and

(b) 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. **n/a**

Recommendation

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

- Location Plan - 2020/PL/01
- Existing Floor Plans - 2020/PL/04
- Existing Elevations - 2020/PL/05
- Proposed Floor Plans - 2020/PL/06
- Proposed Elevations - 2020/PL/07

Received on 21/05/2020

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 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

Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using their building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>

