

Delegated Application Report

Target Date: 06/01/20

Address: 10 Froxfield Avenue, Reading

Application No: 191800/CLP

Proposal: Single storey rear extension, installation of in-set photovoltaic panels to roof, and external wall insulation.

Case Officer: Sian Hickey

Introduction and Proposal

The application site is a two storey detached property with a pitched roof. The property benefits from a basement. A single storey projection with a flat roof extends out at the rear of the property. A free-standing garage is located beyond the side elevation. The surrounding area is predominantly residential. The property is not Listed and it doesn't fall within a Conservation Area.

The proposal is for a single storey rear extension, next to the existing rear projection. The proposal would extend at a width of 3.3m, projecting to a depth of 3.2m, flush with the existing rear projection. The proposal would have a new GRP mono-pitch roof which would extend across the existing rear extension to replace the existing roof and form a single roof. A new window would be located in the rear elevation at ground floor level with a window below at basement level. Fourteen in-set photovoltaic panels would be located to the westward roof slope of the existing dwelling. The proposal also includes thermal upgrade of building fabric to include external wall insulation and additional insulation above rafters.

Plans Submitted

The agent supplied the following, received on 11 November 2019:

Drawing No: 001 - Site and Location Plan
Drawing No: 003 (Rev C) - Existing Elevations
Drawing No: 004 (Rev B) - Existing Floor Plans
Drawing No: 010 (Rev F) - Proposed elevations
Drawing No: 011 (Rev D)- Proposed Ground Floor Plan
Drawing No: 012 (Rev B)- Proposed First Floor Plan

Relevant Planning History

180829/CLP - Single storey rear extension and installation of photovoltaic panels - Permitted

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 single storey rear extension, insulation, and photovoltaic panels must be assessed to ensure that it complies with the conditions of Class A, Part 1 and Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to the 'enlargement, improvement or other alteration of a dwellinghouse' and 'installation or alteration etc of solar equipment on domestic premises'.

Single storey rear extension

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

A.1 Development is not permitted by Part 1, Class A if:

A.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**

A.1 (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); **complies**

A.1 (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse; **complies**

A.1 (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; **complies**

A.1 (e) the enlarged part of the dwellinghouse would extend beyond a wall which (i) forms the principle elevation of the original dwellinghouse; **complies** or (ii) fronts a highway and forms a side elevation of the original dwellinghouse; **complies**

A.1 (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, **complies** or (ii) exceed 4 metres in height; **complies**

A.1 (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, **complies** or (ii) exceed 4 metres in height; **complies**

A.1 (h) the enlarged part of the dwellinghouse would have more than a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, **complies** or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse; **complies**

A.1 (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres; **complies**

A.1 (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would - (i) exceed 4 metres in height, **complies** (ii) have more than a single storey, **complies** or (iii) have a width greater than half the width of the original dwellinghouse; **complies** or

A.1 (k) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, **complies** (ii) the installation, alteration or replacement of a microwave antenna, **complies** (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, **complies** or (iv) an alteration to any part of the roof of the dwellinghouse. **Complies, subject to Part 14**

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:

A.2 (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; **n/a**

A.2 (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; **n/a** or

A.2 (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse. **n/a**

Conditions

Development is permitted by Class A subject to the following conditions:

A.3 (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the dwellinghouse; **complies**

A.3 (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be (i) obscure-glazed, **n/a** 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; **n/a** and

A.3 (c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse. **n/a**

Installation of photovoltaic panels

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

A.1 Development is not permitted by Part 14, Class A if—

A.1 (a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope; **complies**

A.1 (b) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney); **complies**

A.1 (c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway; **n/a**

A.1 (d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; **n/a**

A.1 (e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building. **n/a**

Conditions

A.2 Development is permitted by Part 14, Class A subject to the following conditions—

A.2 (a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building; **complies**

A.2 (b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; **complies**

A.2 (c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed. **complies**

Recommendation

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed single storey rear extension, insulation, and photovoltaic panels.

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class A, Part 1 and Part 14 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 on the basis of the drawings received on 11th November 2019:

Drawing No: 001 - Site and Location Plan

Drawing No: 003 (Rev C) - Existing Elevations

Drawing No: 004 (Rev B) - Existing Floor Plans

Drawing No: 010 (Rev F) - Proposed elevations

Drawing No: 011 (Rev D)- Proposed Ground Floor Plan

Drawing No: 012 (Rev B)- Proposed First Floor Plan

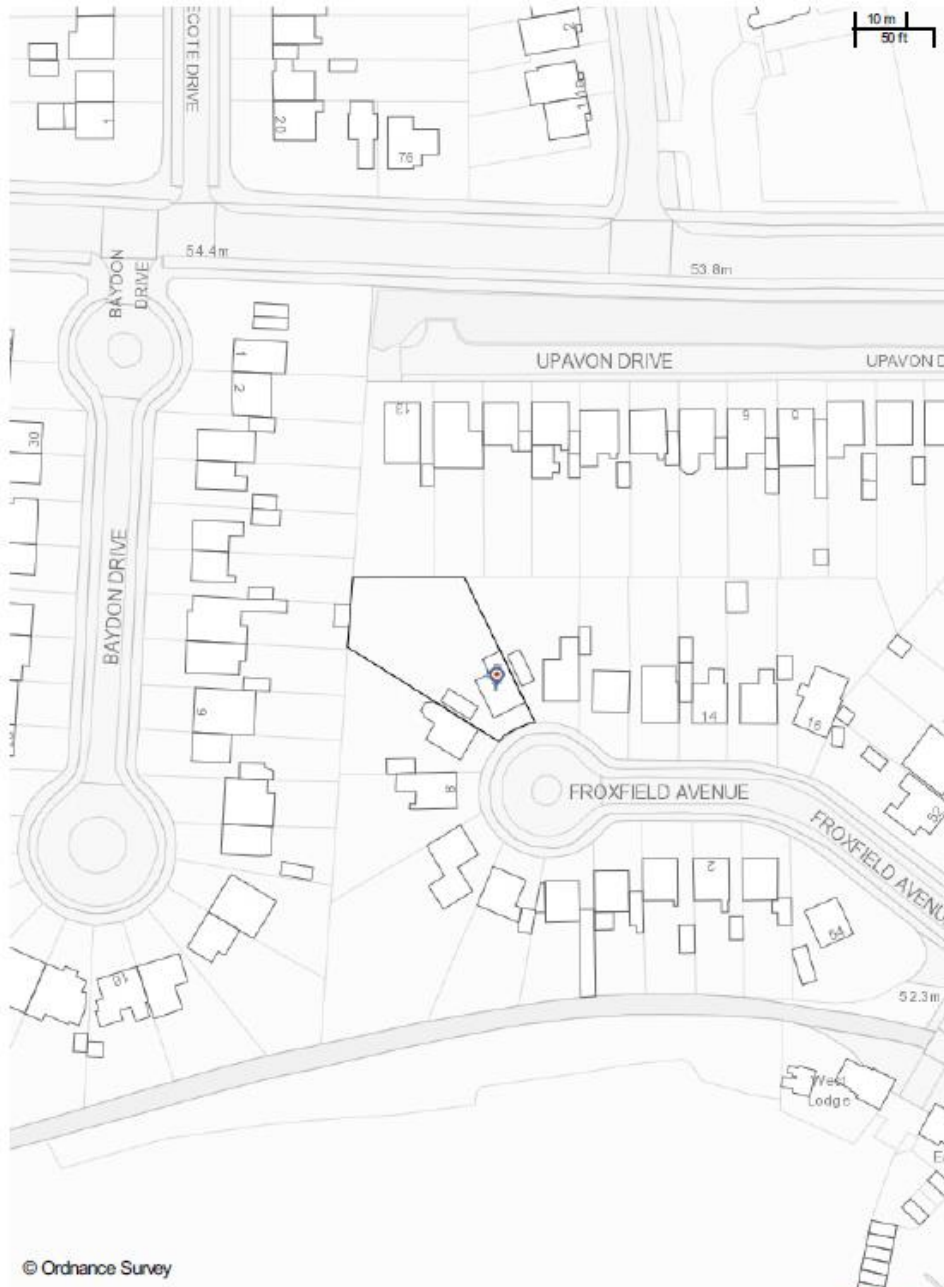
Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

Building Regulations

Construction and Demolition

Bats



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