

Delegated Application Report

Target Date: 21/03/20

Address: 41 Lorne Street

Application No: 200114/CLP

Proposal: Rear dormer with Juliet balcony and three velux windows to the front elevation

Case Officer: Sian Hickey

Introduction and Proposal

The application site is a two storey mid-terraced dwelling with a pitched roof. A two storey gable projects to the rear. The surrounding area is predominantly residential. The property is not a Listed Building and it doesn't fall within a Conservation Area.

The proposal is for a rear box dormer. The dormer would extend across the rearward roof slope at a width of 4m, projecting to a depth of 3.450m with a height of 2.4m. The dormer would be set down from the existing ridgeline and would be set back from the existing eaves by a minimum of 0.2m. One window and double doors with a Juliette balcony would be located to the rearward elevation and three roof lights would be located in the front elevation. Materials have been selected to match those of the existing dwelling.

Plans Submitted

The agent supplied the following, received on 25/01/20:

Drawing No: OS-01 – Site Location Plan
Drawing No: GA-01 – Existing Ground Floor Plan
Drawing No: GA-02 – Existing First Floor Plan
Drawing No: GA-03 – Proposed First Floor Plan
Drawing No: GA-04 – Proposed Loft Plan
Drawing No: GA-05 – Proposed Roof Plan
Drawing No: EL-01 – Existing Street Elevation
Drawing No: EL-01 – Existing Garden Elevation
Drawing No: EL-03 – Proposed Street Elevation
Drawing No: EL-04 – Proposed Side Elevation
Drawing No: EL-05 – Proposed Garden Elevation
Drawing No: SC-01 – Proposed Section
Drawing No: ill-01 – sample image of proposal

Relevant Planning History

None

Summary of Consultations

The following addresses were consulted by letter.

39 and 43 Lorne Street, Reading, RG1 7YW

30 and 32 Prospect Street, Reading, RG1 7YG
Flats 1-5, 34 Prospect Street, Reading, RG1 7YG

No letters of representation have been received.

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 rear dormer and three front roof lights must be assessed to ensure that it complies with the conditions of Class B and Class C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relate to 'additions etc to the roof of a dwellinghouse' and 'other alterations to the roof of a dwellinghouse'.

The relevant conditions of the GPDO for a rear dormer and three front roof lights, which is not listed or in a conservation area, are as follows:

Rear box dormer

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

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, **complies** or (ii) 50 cubic metres in any other case; **n/a**

B.1 (e) it would consist of or include (i) the construction or provision of a veranda, balcony or raised platform, **complies** or (ii) the installation,

alteration or replacement of a chimney, flue or soil and vent pipe; **complies**
or

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, as per email from applicant dated 09/03/2020**

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; **complies** 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; **complies** 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; **complies**
and

B.2 (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be (i) obscure-glazed, **complies** 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.

Roof light

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

C.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

C.1 (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**

C.1 (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; **complies** or

C.1 (d) it would consist of or include (i) the installation, alteration, or replacement of a chimney, flue or soil and vent pipe, **complies** 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:

C.2 (a) obscure-glazed; **complies** and

C.2 (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.
complies

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. It can be confirmed that the proposed operation would be lawful for planning purposes on the basis of the drawings received on 25/01/20:

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Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed rear box and three front roof lights. Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

Building Regulations

Encroachment and Party Wall Act

Construction and Demolition

Bats

