

Delegated Application Report

Target Date: 27/04/2020

Address: 55 Eastern Avenue, Reading, RG1 5SQ

Application No: 200335

Proposal: Removing the existing slate tiles. Felting, battening and installing new slate tiles.

Case Officer: David Brett

Introduction and Proposal

The proposal is for the removal of the existing slate tiles. With the felting, battening and installing new slate tiles. The proposal site is an Edwardian semi-detached dwelling located at the northern end of Eastern Avenue, near the junction to Crescent Road. 55 Eastern Avenue is also within the South Park Conservation Area. The associated conservation area appraisal highlights the brickwork as a distinguishing feature of the architecture in the area.

Statement from South Park Conservation Area Appraisal (March 2008):

“49-59 Eastern Avenue: 1903-5. Similar group to 66-102 Hamilton Road. Three pairs of semis. Extensive highly ornate patterned brickwork. Grey/cream bricks. Cream terracotta inset panels. Diamond pattern/dogtooth edging to main gables. Impressive moulded brick entrance porches. Double doors. Good example of Edwardian style.”

Plans Submitted

The agent supplied the following:

- Site Plan - TQRQM20060122953554
- Product Data Sheet - SIGA 62M
- Declaration of Performance - 62MDoP2019-02-18

Received on 02/03/2020

Relevant Planning History

191599 - Loft conversion with installation of roof lights, conversion and alteration of garage - Application approved on 09/12/2019

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 Class A, Part 1, 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'.

The relevant conditions of the GPDO for the enlargement of a house consisting of an addition or alteration to its roof are as follows:

C.1 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, PA or Q of Part 3 of this Schedule (change 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
--	-----------------

(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	Complies
--	-----------------

(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 shall be:

(a) obscure-glazed; and	N/A
-------------------------	------------

(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

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

AP1: Approved Plans

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 following drawings:

- Site Plan - TQRQM20060122953554
- Product Data Sheet - SIGA 62M

- Declaration of Performance - 62MDoP2019-02-18

Received on 02/03/2020

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019. [ADD, IF RELEVANT, POLICY H9, EN3]

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

I12: Bats & works to roofs

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 the building, a licence may be required. To view specific information regarding bats use the following link: <https://www.gov.uk/wildlife-licences>