

CERTIFICATE OF LAWFUL DEVELOPMENT FOR LOFT CONVERSION

LOCATION: 106 Connaught Road, Reading

PROPOSAL CERTIFICATE OF LAWFULNESS FOR PROPOSED LOFT CONVERSION - HIP TO GABLE WITH REAR DORMER EXTENSION & INSERTION OF 2 X VELUX WINDOWS TO FRONT ELEVATION, JULIET BALCONY TO REAR.

THE APPLICATION SITE:-

The property is a two storey semi-detached residential dwelling located on Connaught Road in Reading. The surrounding properties are mainly two storey and semi-detached and some have had extensions and loft conversions done.

THE PROPOSED DEVELOPMENT:-

A certificate of lawfulness is being sought for loft conversion - hip to gable with rear dormer extension, and insertion of 2 x Velux windows to front elevation, Juliet balcony to the rear.

The rear dormer extension would measure 3.53m deep by 2.3m high by 6.3m wide. The volume of the rear dormer extension would thus be calculated as $\frac{1}{2} \times 3.53 \times 2.3 \times 6.3 = 25.6$ cubic metres

The volume of the rear hip to gable roof extension would be calculated as $\frac{1}{3}$ (base area x height) where the Area of base = $\frac{1}{2}$ (length x depth). It would measure as 8.66m in base length 3.4m deep by 2.85m hip to gable height. The volume would therefore be $\frac{1}{6} (a \times b \times c) = 14$ cubic metres.

The total volume of the rear dormer extension and hip to gable roof extensions would be **39.6** cubic metres, which is less than the permitted development volume of 50 cubic metres.

The front Velux windows would project no further than 150mm above the plane of the existing roof.

PLANNING POLICY:-

The application relates to a Certificate of Lawfulness for a determination as to whether the proposed development constitutes permitted development under Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.

PLANNING CONSIDERATIONS:-

Class B

Class B of the Town and Country Planning (General Permitted Development)

Order 2015 states:-

The enlargement of a dwelling house consisting of an addition or alteration to its roof is not permitted by Class B if:-

a) any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof;

No part of the dwelling house would as a result of the works, exceed the height of the highest part of the existing roof. Therefore complies.

b) any part of the dwelling house would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house:

The dormer would be on the rear elevation while the hip to gable extension would be to on the side elevation both of which are not principal elevations. Therefore complies with this clause.

c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 50 cubic metres in the case of a semi-detached house,

The cubic content of the rear dormer extension as shown on the plans is 25.6 cubic metres whilst that of the hip to gable extension is 14 cubic metres. These would give total roof space extension of 39.6 cubic metres which is less than the 50 cubic metres allowance for a semi-detached house. Therefore complies.

d) it would consist of or include-

(i) the construction or provision of a veranda, balcony or raised platform, or

N/A- The works do not include these features

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

N/A as the proposal does not relate to these features

e) the dwelling house is on article 1(5) land.

N/A, since the dwelling is not in a Conservation Area.

Conditions

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

a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house;

b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20centimetres from the eaves of the original roof; and

The edge of the dormer extension closest to the eaves of the original roof would measure 20cm from the eaves of the original roof. The dormer extension would be set back from the eaves by a minimum 20cm. Therefore complies.

c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house shall be—

i) obscure-glazed, and

ii) non-opening unless the parts of the window which can be opened are more than 1.7metres above the floor of the room in which the window is installed.

N/A

The proposal would therefore benefit from permitted development rights under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 2008 (as amended).

Class C

Schedule 2, Part 1, Town and Country Planning (General Permitted Development) Order 2015 (as amended). Class C does not permit any other alteration to the roof of a dwelling house if:

a) the alteration would protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
The front Velux windows would project no further than 150mm above the roof of the existing roof. Therefore complies.

b) it would result in the highest part of the alteration being higher than the highest part of the original roof;

No part of the alterations would be higher than the highest part of the original roof, therefore complies

c) 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.

The proposal does not include any of these features and therefore is compliant

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 dwelling house shall 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

The development would therefore benefit from permitted development rights under Schedule 2, Part 1, Class C of the Town and Country Planning (General Permitted Development) Order 2015(as amended).

CONCLUSIONS:-

Based on the evidence submitted, the proposed development would meet the requirements of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015.

Therefore I would request that a Certificate of Lawfulness be issued under Section 192 of the Town and Country Planning Act 1990.