

Delegated Application Report

Target Date: 29/01/2020
Address: 8 Pilgrims Way, Emmer Green, Reading, RG4 8RW
Application No: 191896
Case Officer: Mr James Schofield
Proposal: Certificate of lawfulness for the proposed extension of the existing driveway to provide an additional parking space.

Introduction and Proposal

Plans Submitted

The applicant supplied the following;

Project No 104 - Dwg No: 001 - Location & Block Plan
Project No 104 - Dwg No: 002 - Existing Site Plan
Project No 104 - Dwg No: 003 - Proposed Site Plan
Supporting Application Statement
As received 28 November 2019

Relevant Planning History

No relevant planning history.

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 April 2017

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 F, 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 a single storey rear extension, which is not listed or in a conservation area, are as follows:

F.1 This provides permitted development rights within the curtilage of a house for;

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(a) the provision of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such or, **complies**

(b) the replacement in whole or in part of such a surface. **complies**

Conditions

F.2 Development is permitted by Class F subject to the condition that where -

(a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and; **n/a**

(b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, **complies**

either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class F, 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:

28 November 2019

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

Informatives

Building Regulations

Encroachment and Party Wall Act

Construction and Demolition