

DELEGATED APPLICATION REPORT

Ward: Thames

App Ref: 182255/CLP

Address: 28 Albert Road, Caversham

Proposals: Rear dormer

Case Officer: Connie Davis

Applicant: Mr Mick Wannell

Date received (valid from): 28th December 2018

Target Decision date: 27th February 2019

INTRODUCTION

The application property is an extended (see planning history) 1960s two storey detached dwelling located on the north east side of Albert Road. It has an integral garage and solar panels on the front roof slope. The street scene is characterised with detached and semi-detached dwellings of a mix of sizes and styles.

The application site is not listed, nor in a conservation area. However it is in an area of ecological importance.

PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a rear dormer. The height of the dormer will be 2.3m, depth 3.6m and width 7.5m. The dormer will have three rear facing windows, one of which is shaped as an irregular pentagon.

Plans Submitted

The applicant supplied the following drawings:

Drawing No. 16218-16 - Block and Location Plans

Drawing No. 16218-11 Rev A - Existing Elevations

Drawing No. 16218-10 - Existing First Floor Plan

Drawing No. 16218-14 Rev B - Proposed Elevations

Drawing No. 16218-13 Rev A - Proposed Second Floor Plan

Received 2nd January 2019.

Relevant Planning History

181758 Rear dormer - Application Withdrawn

170281 Part two, first floor extension with additional brick piers and porch roof- Application Permitted

090861 Single storey extension - Application Permitted

990487 Single storey front extension with pitched roof extending over existing garage - Application Permitted

950364 Two storey rear extension - Application 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 April 2017

Equality Act

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

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 must be assessed to ensure that it complies with the conditions of Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which relates to 'additions etc to the roof of a dwellinghouse' and more specifically, 'the enlargement of a dwellinghouse consisting of an additional or alteration to its roof'.

The relevant conditions of the GPDO for a loft conversion with rear dormer which is not listed or in a conservation area, are as follows:

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, **Not Applicable** or (ii) 50 cubic metres in any other case **complies**, **the cubic content of the resulting roof space would exceed the cubic content of the original roof space by 31.05 cubic metres.**

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**

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.

Recommendation

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

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It can be confirmed that the proposed operation would be lawful for planning purposes on the basis of:

Drawing No. 16218-16 - Block and Location Plans

Classification: OFFICIAL

Drawing No. 16218-11 Rev A - Existing Elevations

Drawing No. 16218-10 - Existing First Floor Plan

Drawing No. 16218-14 Rev B - Proposed Elevations

Drawing No. 16218-13 Rev A - Proposed Second Floor Plan

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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

Terms

Positive and Proactive Working

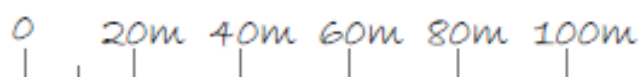
Location

Plan



LOCATION PLAN

SCALE 1:1250



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