

Delegated Application Report

Target Date: 6th December 2019
Address: 48 Sheridan Avenue, Caversham, RG4 7QD
Application No: 191608
Case Officer: Mr James Schofield
Proposal: New doors and windows to rear elevation associated with internal alterations.

Introduction and Proposal

Plans Submitted

The applicant supplied the following;

Dwg ref: 2019.01.PL.102.B Existing Plans
Dwg ref: 2019.01.PL.112 Proposed Plans
As received 4 October 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 C, 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:

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

C.1 (a) permission to use the dwellinghouse as a dwellinghouse has **complies**

Delegated Application Report

been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

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; or

n/a

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

n/a

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

n/a

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; and

n/a

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.

n/a

Recommendation

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

4th October 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

Delegated Application Report

APPENDIX

Site location

