



PLANNING STATEMENT for
A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION
at

136 GROVELANDS ROAD
READING
RG30 2PD

7 DAY PLAN SERVICE

PLANNING PERMISSION

LISTED BUILDING CONSENT

PERMITTED DEVELOPMENT SPECIALISTS

CERTIFICATES OF LAWFUL DEVELOPMENT

BUILDING REGULATION SUBMISSIONS

STRUCTURAL ENGINEERS CALCULATIONS

FREE DESIGN CONSULTATION

ELECTRONIC SURVEYS

COST SAVING SPECIFICATION

EXTENSIONS

LOFT CONVERSIONS

NEW HOUSES

OUTBUILDINGS

ALTERATIONS

FREE ADVICE

ALL WORKS CONSIDERED

SAP CALCULATIONS

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Report Prepared by	iPlans
Date	03/12/2018

1. Introduction

1.1 iPlans has been instructed by Arfon Ellis to submit an application under the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016 and 2017) for a Lawful Development Certificate for a loft conversion to include dormer and rooflights.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site located at 136 Grovelands Road, Reading, RG30 2PD is semi-detached property.

2.2 Photographs below show the front and rear elevations of the dwellinghouse.



2.3 As you can see from the above photographs, the property is a mix of brick and rendering with a small section of tile cladding to the front elevation. The fenestrations are uPVC.

3. The Proposal

3.1 This application for Lawful Development Certificate consists of a loft conversion to include dormer and rooflights.

3.2 The final part of the application is the loft conversion to include dormer and rooflights. The dormer will be located on the side elevation and will measure 3339mm high, 1987mm deep and 1978mm wide. It will have a hipped roof. There will be no windows on the dormer however there will be rooflights. There will be one rooflight on the front roof plane and one rooflight on the rear roof plane.

3.3 Under Class A, it states that the enlargement, improvement or other alteration of a dwelling house is not permitted if:

- 3.3.1 As a result of the works, the total area of ground covered by buildings within the curtilage of the dwelling house would exceed 50% of the total area of curtilage;
- 3.3.2 Height of the part of the dwelling house being enlarged, improved or altered would exceed height of the highest part of the roof;
- 3.3.3 Height of eaves of the part of the dwelling house being enlarged, improved or altered would exceed height of the eaves of the existing house;

3.4 Development is permitted by Class A, subject to the following conditions:

- 3.4.1 Materials used in any exterior work shall be of similar appearance to house;
- 3.4.2 Upper floor windows to be obscure-glazed and non-opening unless more than 1.7m above floor of room and
- 3.4.3 Where the enlarged part of the dwelling house has more than a single storey, or forms an upper storey on an existing enlargement of the original dwelling house, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwelling house

3.5 Under class B, it states that roof alterations is not permitted if:

- 3.5.1 any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof;
- 3.5.2 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 and fronts a highway
- 3.5.3 the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres for other properties;
- 3.5.4 it would consist of or include the construction of provision of a verandah, balcony or raised platform;
- 3.5.5 the dwelling house is on article 1(5) land.

3.6 The conditions under Class B for development to be permitted is if:

- 3.6.1 the materials used in any exterior work is of similar appearance to the existing dwelling house;
- 3.6.2 The enlargement shall be constructed so that the eaves of the original roof are maintained or reinstated apart from 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;
- 3.6.3 No part of the enlargement extends beyond the outside face of any wall of the original dwelling house other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension and
- 3.6.4 Any window inserted on a wall or roof slope forming a side elevation of the dwelling house shall be obscure-glazed and non-opening unless the parts of the window which can be opened is more than 1.7metres above the floor of the room in which the window is installed.

3.7 Under Class C, installation of rooflights is not permitted if:

- 3.7.1 The alteration protrudes more than 150mm beyond the plane of the slope of the original roof;
- 3.7.2 It would result in the highest part of the alteration being higher than the highest part of the original roof;
- 3.7.3 If it would consist or include the installation, alteration or replacement of a chimney, flue, or soil and vent pipe or photovoltaics or solar thermal equipment.

3.8 The conditions for permitted development under this class, are that any window located on a roof slope forming a side elevation of the dwelling house shall be obscure glazed and non-opening unless it is more than 1.7m above the floor of the room in which the window is installed.

3.9 The proposed loft conversion to include dormer meets the requirements of Class A and B in that the total work to the roof equates to 5.60m³ thereby falling within the 40 cubic metres requirement for this type of property. The dormer does not exceed the height of the highest part of the roof and will be set back from the eaves by 200mm.

3.10 The rooflights proposed will be velux style rooflights and will each protrude approximately 90mm from the roof plane thereby meeting the requirement of Class C.

4. Relevant Planning Policy

4.1 The proposal is for a loft conversion to include dormer and rooflights.

4.2 This Permitted Development application will not cause significant harm to the living conditions of the neighbouring residents when using their gardens or habitable rooms.

5. Conclusion

5.1 This Permitted Development application meets the requirements of Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016 and 2017).

5.2 In respect of the above, we would request a Lawful Development Certificate for the proposed work.