



PLANNING STATEMENT for
A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION
at

300 THE MEADWAY

READING

RG30 4PB

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	07/11/2018

1. Introduction

1.1 iPlans has been instructed by Bhroma Patel 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 300 The Meadway, Reading, RG30 4PB is a semi-detached corner property with an existing rear extension.

2.2 Photographs below show the front, side and rear elevations of the property.



2.3 As you can see from the above photographs, the external appearance of the property is brick and 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 loft conversion will create an en-suite bedroom and study room. The dormer will be located to the rear elevation and will measure 3277mm deep, 2560mm high and 7180mm wide. There will be 2x windows to the front of the dormer. The dormer will have a flat roof. The proposal includes the installation of 3x rooflights to the front roof plane.

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

- 3.3.1 any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof;
- 3.3.2 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
- 3.3.3 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;
- 3.3.4 it would consist of or include the construction of provision of a verandah, balcony or raised platform;
- 3.3.5 the dwelling house is on article 1(5) land.

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

- 3.4.1 the materials used in any exterior work is of similar appearance to the existing dwelling house;
- 3.4.2 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;
- 3.4.3 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
- 3.4.4 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.

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

- 3.5.1 The alteration protrudes more than 150mm beyond the plane of the slope of the original roof;

- 3.5.2 It would result in the highest part of the alteration being higher than the highest part of the original roof;
- 3.5.3 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.

3.6 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.

3.7 The proposed loft conversion to include dormer meets the requirements of Class B in that the total work to the roof equates to 30.17m³ thereby falling within the 50 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.

3.8 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 Class 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.