



**PLANNING STATEMENT for
A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION
at**

**244 KENTWOOD HILL
TILEHURST
READING
RG31 6DP**

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

CONTENTS

1. INTRODUCTION	3
2. SITE DESCRIPTION	4
3. THE PROPOSAL	5-7
4. PLANNING POLICY	8
5. CONCLUSION	9

Report Prepared by	iPlans
Date	05/05/2017

1. Introduction

1.1 iPlans has been instructed by Nicola & Steven Talbot Hadley 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 single storey side extension with rooflights and loft conversion to include hip-to-gable roof extension, dormer and rooflights.

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

2. Site Location & Description

2.1 The property located at 244 Kentwood Hill, Tilehurst, Reading, RG31 6DP is a semi-detached property with a garage to the side. There is a glass conservatory to the rear.

2.2 Photograph below shows the front and rear elevations of the property.



2.3 As you can see from the above photographs, the external finish of the dwelling is a mix of brick and rendering. The fenestrations are uPVC.

3. The Proposal

3.1 This application for Lawful Development Certificate consists of a single storey side extension with rooflights and loft conversion to include hip-to-gable roof extension, dormer and rooflights.

3.2 The first part of the proposal is the erection of a single storey side extension. The existing garage to the side will be demolished to make way for this extension. It will measure 1701mm wide and 8244.51mm deep. There will now be a gap of 740mm to the from the side of the extension to the boundary. The height to the bottom of the eaves, measured from ground level, will measure 2497.86mm and to the ridge will measure 3636.71mm. There will be x 3 rooflights on the side roof plane. There will be a single door to the front elevation and a single door to the rear elevation.

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;
- 3.3.4 Enlarged part would exceed beyond a wall that fronts a highway and forms either the principle elevation or side of house;
- 3.3.5 Enlarged part of house would have a single storey and extend beyond the rear wall of house by more than 3m for other properties or exceed 4m in height;
- 3.3.6 Enlarged part of house would have more than 1 storey and extend beyond the rear wall of house by more than 3m or be within 7m of any boundary of the curtilage of the dwelling house being enlarged which is opposite the rear wall of that dwelling house;
- 3.3.7 Enlarged part of the house would be within 2m of boundary of the curtilage of the house and height of eaves of enlarged part would exceed 3m;
- 3.3.8 Enlarged part of house would extend beyond a wall forming side elevation of original house and would exceed 4m in height, have more than 1 storey or have width greater than half the width of the original house;
- 3.3.9 Any total enlargement (being the enlarged part together with any existing enlargement of the original dwelling house to which it will be joined) exceeds or would exceed the limits set out in sub paragraphs E to J or
- 3.3.10 It would consist of or include verandah, balcony or raised platform; installation or alteration or replacement of a microwave antenna; installation, alteration or replacement of a chimney, flue or soil and vent pipe or an alteration to any part of the roof of dwelling 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 The final part of the application is the loft conversion to include hip-to-gable roof extension, dormer and rooflights. This will create an en-suite bedroom. The dormer will measure 5938mm wide, 3144mm deep and 2560mm high. There will be a Juliet balcony and window to the front of the dormer. There will be x3 rooflights to the front roof plane.

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

- 3.6.1 any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof;
- 3.6.2 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
- 3.6.3 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;
- 3.6.4 it would consist of or include the construction of provision of a verandah, balcony or raised platform;
- 3.6.5 the dwelling house is on article 1(5) land.

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

- 3.7.1 the materials used in any exterior work is of similar appearance to the existing dwelling house;
- 3.7.2 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;
- 3.7.3 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
- 3.7.4 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.

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

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

- 3.8.2 It would result in the highest part of the alteration being higher than the highest part of the original roof;
- 3.8.3 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.

3.9 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.

3.10 The proposed single storey side extension meets the requirements of class A in that the addition does not exceed 50% of the total area of curtilage. The width of the side extension is not greater than half the width of the original house and does not exceed 4m in height.

3.11 The proposed loft conversion to include dormer meets the requirements of Class B in that the total work to the roof equates to 43.65m³ thereby falling under 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. The materials used for the dormer will be similar to existing so as to match with the existing roof appearance.

3.12 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 single storey side extension with rooflights and loft conversion to include hip-to-gable roof extension, 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 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 require a Lawful Development Certificate for the proposed work.