



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

**48 KENILWORTH AVENUE
READING
RG30 3DN**

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	5-6
4. PLANNING POLICY	7
5. CONCLUSION	8

Report Prepared by	iPlans
Date	26/09/2017

1. Introduction

1.1 iPlans has been instructed by Caroline Stewart 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 the installation of a door on an existing side and rear extension.

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

2. Site Location & Description

- 2.1 The site located at 48 Kenilworth Avenue, Reading, RG30 3DN is a semi-detached property.
- 2.2 The property has an attached garage, side extension and a rear extension.
- 2.3 Photograph below shows the front and rear elevations of the property.



- 2.4 As you can see from the above photographs, the external finish of the house is brick and the fenestrations are uPVC.
- 2.5 A recent permitted development application was approved for the following works:
 - 2.5.1 161962 – single storey side extension, alterations to existing rear extension and loft conversion with hip-to-gable roof alterations, rear box dormer and rooflights.

3. The Proposal

3.1 This application for Lawful Development Certificate consists of the installation of a door on an existing side and rear extension.

3.2 The proposed installation of a door on an existing side and rear extension relates to the existing utility room. The door will be located on the side elevation and will be situated so that it is opposite the internal door (see proposed layout plan).

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 4m 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 proposed installation of a door to the existing side and rear extension meets the requirements of Class A in that the proposed materials to be used will match as close as possible to existing. There will be no changes to the footprint or the height of the existing side and rear extension.

4. Relevant Planning Policy

4.1 The proposal is for the installation of a door on an existing side and rear extension.

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 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.