

Address: 55 George Street, Reading, RG1 7NP

Application No: 171090

Proposal: Proposed loft conversion with new dormer roof projections to rear of existing building

Case Officer: Jonathan Markwell

Introduction & Proposal

The application site comprises a two storey mid-terraced house located on the east side of George Street, close to the junction with Great Knollys Street to the north and almost opposite the junction with Cambridge Street to the west. The surrounding area is predominantly residential in nature with rows of terraced dwellings. The building is not listed and not within a conservation area.

The applicant proposes a rear flat roof rear wrap-around dormer. The applicant has detailed that all new materials are to be of a similar appearance to those used on the existing property.

Plans Submitted:

The agent supplied the following drawings:

GS-P2:002 - Location Plan, as received on 04/07/2017

GS-P2:001 - Block Plan, as received on 04/07/2017

GS-P2:003 - Existing Floor Plans, as received on 04/07/2017

GS-P2:004 - Proposed Floor Plans, as received on 04/07/2017

GS-P2:005 - Existing & Proposed Elevations, as received on 05/07/2017

GS-P2:006 - Volume calculations, as received on 04/07/2017

Relevant Planning History:

171088 - Proposed single storey rear extension. Current application under consideration.

Summary of Consultations:

No consultations were undertaken as it is not required for an application of this type.

Relevant Planning Policy & Guidance:

Annex 8 "Lawfulness and the Lawful Development Certificate" of Planning Circular 10/97 'Enforcing Planning Control: Legislative Provisions and Procedural Requirements' sets out the procedure for assessing applications for certificates of lawfulness:

Para 8.26 states, "if the LPA are supplied with information satisfying them that the operations described in the application would be lawful, if instituted or begun at the time of the application, they shall issue a certificate to that effect; and, in any

other case, they shall refuse the application." "The burden of proof in a LDC application is firmly on the applicant."

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 proposal must be assessed to ensure that it complies with the conditions Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO), which relates to 'the enlargement of a dwellinghouse consisting of an addition or alteration to its roof'.

Development is not permitted by Class B if:

- B.1 (a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; **COMPLIES.**
- B.1 (b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; **COMPLIES**
- B.1 (c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 40 cubic metres in the case of a semi detached house; **COMPLIES, the calculated volume for the rear dormer is approximately 38.18 cubic metres.**
- B.1 (d) it would consist of or include (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; **NOT APPLICABLE IN THIS INSTANCE** or
- B.1 (e) the dwellinghouse is on article 2(3) land. **COMPLIES.**

Development is permitted by Class B subject to the following conditions:

- B.2 (a) the materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse; **COMPLIES**
- B.2 (b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; **COMPLIES**
- B.2 (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be (i) obscure-glazed, and (ii) non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. **COMPLIES (no condition necessary as no side elevation window is proposed)**

Conclusion

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class B Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and it has been

confirmed that the proposal would be lawful, on the basis of the following submitted drawings:

GS-P2:002 - Location Plan, as received on 04/07/2017

GS-P2:001 - Block Plan, as received on 04/07/2017

GS-P2:003 - Existing Floor Plans, as received on 04/07/2017

GS-P2:004 - Proposed Floor Plans, as received on 04/07/2017

GS-P2:005 - Existing & Proposed Elevations, as received on 05/07/2017

Therefore the Local Planning Authority will, on this occasion, issue the applicant with a Certificate of Lawfulness for the proposed development.

Recommendation:
GRANT Certificate

Informatives

1. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
2. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
<http://www.communities.gov.uk/publications/planningandbuilding/partywall>
3. The construction (and demolition) of the development will be subject to environmental health law.
4. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:

<https://www.gov.uk/wildlife-licences>

Location Plan (not to scale)

