

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240568/CLP

Address: 184 Upper Woodcote Road, Caversham, Reading, RG4 7JU

Proposals: Loft Conversion and dormer.

Case Officer: James Schofield

Target Decision date: Originally 3 July 2024; EOT agreed until 12 July 2024

Introduction and Proposal

The proposal site is two-storey detached house which has had a recent rear extension. Permitted development rights for classes B & C remain intact; conversion of the roof of the existing rear extension to a balcony or terrace has been explicitly removed by a prior decision.

Site visit date: 11/07/2024

Site visit photos:



Plans Submitted

The applicant supplied the following;

- Dwg No: 23119.S.PP - 01 Existing Ground Floor Plan
 - Dwg No: 23119.S.PP - 02 Existing First Floor Plan
 - Dwg No: 23119.S.PP - 03 Existing Loft Floor Plan
 - Dwg No: 23119.S.PP - 04 Existing Elevations
 - Dwg No: 23119.S.PP - 05 Proposed Ground Floor Plan
 - Dwg No: 23119.S.PP - 06 Proposed First Floor Plan
 - Dwg No: 23119.S.PP - 07 Proposed Second Floor Plan
 - Dwg No: 23119.S.PP - 08 Proposed Elevations
 - Dwg No: 23119.S.PP - 09 Location Plan
 - Dwg No: 23119.S.PP - 10 Block Plan
- As received 1st of May 2024

Relevant Planning History

- 020176 - 2-storey rear extension; single storey rear conservatory - Permitted Sept 2002
- 240219 - Single-storey rear extension with conversion of existing conservatory. Front porch and interior alterations - Permitted with condition PD5

Summary of Consultations

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

Relevant Planning Policy and Guidance

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)

Permitted development rights for householders - Technical Guidance 2019

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 proposed must be assessed to ensure that it complies with the conditions of Classes B & C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to the 'enlargement, improvement or other alteration of a dwellinghouse'.

The relevant conditions of the GPDO for a roof alteration, dormer, new windows, and insertion of skylights, which is not listed or in a conservation area, are as follows:

With regard to the various roof alterations:

B.1 Development is not permitted by Class B if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Complies.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

Complies. The overall form and height of the roof would be unchanged.

(c) 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. Proposed changes largely focus on the rear with the exception of the skylights. This class allows for hip-to-gable conversions with windows.

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

Complies.

- (e) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform, or
Complies.
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
Complies.
- (f) the dwellinghouse is on article 2(3) land.; or
Complies.
- (g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).; or
Complies.
- (h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).
Complies.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
Complies. Condition requiring materials to match is proportionate.
- (b) the enlargement must be constructed so that—
 - (i) other than in 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—
 - (aa) the eaves of the original roof are maintained or reinstated; and
Complies. Yes, with the exception of the hip-to-gable section which is has an explicit exception made for it above.
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and
Complies. Provided a condition is included requiring this for the skylights.
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
Complies. Provided a condition is included requiring this for the skylights.

Interpretation of Class B

B.3 For the purposes of Class B, “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

B.4. For the purposes of paragraph B.2(b)(ii)—

- (a) roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement; and
- (b) “rear or side extension” includes an original part of, or a subsequent extension of, the dwellinghouse that extends from the rear or side of the principal part of the original dwellinghouse.

With regard to the skylight:

C.1 Development is not permitted by Class C if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Complies.

- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

Complies.

- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

Complies. The skylights are not positioned near the ridgeline.

- (d) it would consist of or include—

- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

Complies.

- (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.; or

Complies.

- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope

forming a side elevation of the dwellinghouse must be—

- (a) obscure-glazed; and

Complies. Provided a condition is included requiring this for the skylights.

- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Complies. Provided a condition is included requiring this for the skylights.

Recommendation

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

It can be confirmed that the proposed operation would be lawful for planning purposes on the basis of the drawings received on:

1st of May 2024

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed.

Informatives

Building Regulations

Encroachment and Party Wall Act

Construction and Demolition