

DELEGATED PLANNING APPLICATION REPORT

Ward: Kentwood

App Ref: 240673/CLP

Address: 196 Kentwood Hill, Tilehurst, Reading, RG31 6DL

Proposals: Proposed hip to gable loft conversion with flat roof dormer and 3no.velux roof lights.

Case Officer: James Schofield

Date received (valid from): 31 May 2024 Target Decision date: 26 July 2024

Introduction and Proposal

Site Description

The application site is a semi-detached dwelling. Permitted development rights appear to remain intact. The property is not listed nor is it located within a conservation area.

Plans Submitted

The applicant supplied the following;

Dwg No: KWH24.11 Existing Elevations and Plans

~~Dwg No: KWH24.12 Proposed Plans (*Superseded*)~~

~~Dwg No: KWH24.13 Proposed Elevations (*Superseded*)~~

Dwg No: KWH24.14 Location & Block Plans

As received 14th of May 2024

~~Dwg No: KWH24.12.A Proposed Plans (*Superseded*)~~

As received 17th of July 2024

Dwg No: KWH24.12.B Proposed Plans

Dwg No: KWH24.A 13.B Proposed Elevations

As received 17th of July 2024

Relevant Planning History

No relevant planning history.

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)

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 'additions etc to the roof of a dwellinghouse', and 'other alterations to the roof of a dwellinghouse'

The relevant conditions of the GPDO for a hip to gable extension, rear dormer window and roof lights on the front roof slope, which is not listed or in a conservation area, are as follows:

With regard to the hip-to-gable and rear dormer:

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.

(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.

(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, approximately 15 metres².

(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, plans indicate materials are to match.

(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

(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

Complies.

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

Not applicable, none proposed.

(i) obscure-glazed, and

(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.

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 roof lights:

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, protrudes '0.1' metres.

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

Complies.

(d) it would consist of or include—

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

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

(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

(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.

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:

Dwg No: KWH24.14 Location & Block Plans
As received 14th of May 2024

Dwg No: KWH24.12.B Proposed Plans
Dwg No: KWH24.A 13.B Proposed Elevations
As received 17th of July 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

Bats