

Address: Warren Creek, The Warren, Caversham, Reading, RG4 7TQ

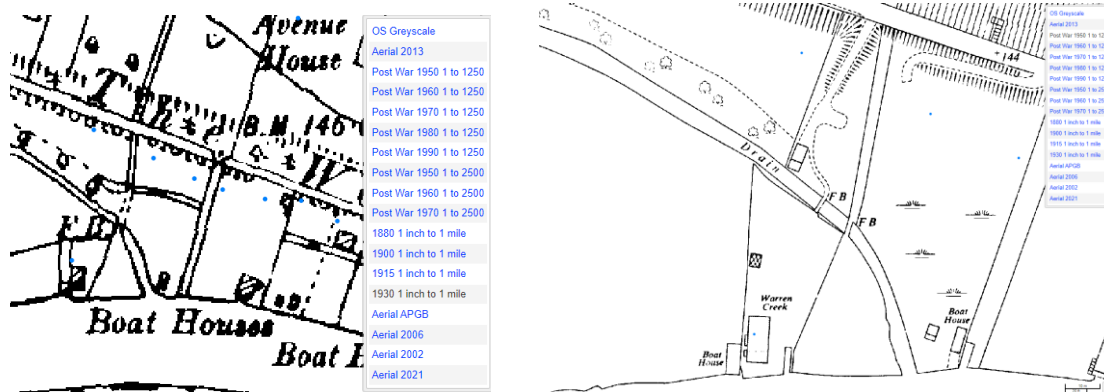
Application No: 240705/CLP

Proposal: Single storey ground floor extension on east elevation, dormer roof extensions on eastern and western roofslopes and porch extension on north elevation.

Case Officer: Jonathan Markwell

1. Introduction

- 1.1 The site is located on the south side of The Warren and includes an existing dwelling house close to the riverbank of the River Thames. Unusually, there is also a creek running through the middle of the site, which filters into the Thames further to the east. The site is roughly rectangular in shape, close to 100m in length (north to south) and varying from just in excess of 10m (at the northern boundary) to around 30m (in the mid-point of the site) in width. As well as the dwelling house, there is also a garage and two ancillary structures within the plot. Although the dwelling does not appear to have any planning history relating to its creation/use as a dwelling, it has been established that a structure of the same shape of the main building is shown on the 1930 historical map, adjacent to an annotation referencing "Boat Houses", while the 1950 basemap explicitly specifies Warren Creek, with a separate boat house to the west. Council Tax records also specify that a residential banding exists at the site. In addition, an officer site visit took place on 23/11/2023 as part of a separate application at the site (see relevant history below), whereby it was established that in practice the unit is in residential use. Therefore, the local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events that this is a residential property less than probable, there is no good reason to resist this being considered as a residential dwelling. Accordingly, it is considered reasonable for the proposals to be considered as an existing dwellinghouse.



- 1.2 The application site contrasts from its neighbours and the overriding pattern of development where properties are predominantly set well back from the riverbank. The site is within an identified major landscape feature area (Policy EN13 of the Reading Borough Local Plan 2019), specifically the Thames Valley area, and an area of identified biodiversity interest (Policy EN12). The site is also within Flood Zone 3 (Policy EN18), with the aforementioned unusual feature of a creek leading into the River Thames running through the site. Moreover, separate correspondence with the Environment Agency as part of separate application 231270 has confirmed that the site is within flood zone 3b (functional floodplain).

- 1.3 The site is subject to TPO 97/07 which includes 3 trees on the site (one Ash, One Oak and one Ash-leaved maple). There is also a Woodland TPO (96/07) next door to the east at Creek House, that being on the land adjacent to the river.
- 1.4 The site is also on a 'treed corridor' as defined in the adopted Tree Strategy. Furthermore, the site is within an area with known archaeological potential (Policy EN2).
- 1.5 There are significant topography changes at the site, with the land rising steeply to the north of the site, adjacent to The Warren highway, with vehicular access at this point leading down to the garage. The site is within the Caversham Heights ward of the Borough.
- 1.6 The Warren is a designated cycle route (Policy TR4). The River Thames is a green corridor (Policy EN12) and a waterspace (Policy EN11 - Waterspaces).

2. Proposal

- 2.1 The application form specifies that the proposals amount to:

"Extensions to existing dwelling (See submitted plans), works are either class A, B, C or D as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015"

- 2.2 The Applicant's supporting statement provides the following information regarding the extent and nature of the proposals:

This application seeks to extend the existing dwelling to create a family home, whilst also improving the safety of the building through the introduction of a first floor.

These works will be carried out under Permitted Development rights, with a summary of the proposed changes given below.

Entrance and Proposed Porch

The existing entrance into the dwelling is poorly located, tucked away to one side through a narrow door. It opens onto the existing kitchen.

The proposal seeks to relocate the entrance closer to the centre of the plan, and create a new entrance hallway, from which living areas are accessed.

The proposed porch is less than 3sqm in area, and less than 3m tall.

Steps provide access from the ground level into the building.

Ground Floor and side extension

The ground floor has been rearranged to take into account the new entrance position and also the addition of a staircase up to the first floor.

The main living accommodation is still located to the south, where it overlooks the River Thames.

A side extension is provided to increase the available floor area for the living space.

The existing building is 6.3m wide (not taking into account the brick lean-to). At 3.15m, the proposed extension is half the width of the main dwelling.

This side extension provides additional area for the residents, increasing the living / dining / kitchen area, and providing a snug and study.

The proposed extension has a pitched roof. The eaves are the same height as the existing eaves, and the ridge is 4m above the ground level.

A small shadow gap detail provides separation between the existing dwelling and the extension, and also acts as a drainage gutter.

Dormers and First Floor

The addition of a first floor provides a new master bedroom with en-suite, two further double bedrooms and a family bathroom.

This first floor accommodation is located above the proposed flood level established in the analysis section of this document. This greatly improves the safety of the dwelling, particular at night.

To provide the necessary headroom, dormers have been introduced to the existing pitched roof.

The dormers are set back more than 0.2m from the eaves and do not touch any other part of the existing building. The flat roof of the dormers are set below the existing ridge-line.

Materials

The materials selected will reflect the existing dwelling's mix of brick and vertical timber cladding. Where new materials are introduced, they will reflect the local vernacular.

The side extension utilises the material pallets of the existing structure - a red brick plinth base, with vertical timber cladding above.

The dormers are finished in a metal cladding – a common material used for dormers and roofs in the area.

The porch shall be finished in metal cladding, to match that proposed for the dormers.

Demolition

The existing out-buildings on the site shall be demolished to mitigate against the increase in footprint of the main dwelling. Only the dwelling and the garage structural shall be retained”.

2.3 On the basis that the application from specifies that works are only proposed under Classes A-D, it can be established that the proposed works amount to:

- A single storey ground floor extension on the east elevation
- Dormer roof extensions on the eastern and western roofslopes of the main building
- A porch extension on north elevation

2.4 Whilst the applicant's submission (the application form) references Class C (Any other alteration to the roof of a dwellinghouse), it would appear that the proposed roof works are all within the scope of Class B. The applicant was advised of this on 24/07/2024, replying as following on 25/07/24: *"This was a catch-all precaution, as we are making alterations to the roof, But if this is not appropriate, then we are happy to ignore/omit from the application"*. Accordingly, Class C has not been considered in the assessment of this application.

2.5 It is also recognised that the plans submitted also appear to indicate a variety of other works too, such as:

- The provision of some form of balcony or raised platform with railings appears to be proposed on the south elevation
- The provision of some form of balcony or raised platform with railings appears to be proposed on the north elevation
- The removal of a chimney on the western roofslope
- The provision of a variety of hardstanding around the site

2.6 These apparent works have not been considered as part of this application, given the application form specifies works are within Classes A, B, C and D of the GPDO 2015 (as amended). The agent was advised of this in feedback provided on 24/07/2024. An informative will specify this on the decision notice, also noting that the Planning Practice Guidance on Lawful Development Certificates states:

An application needs to describe precisely what is being applied for (not simply the use class) and the land to which the application relates. Without sufficient or precise information, a local planning authority may be justified in refusing a certificate. This does not preclude another application being submitted later on, if more information can be produced.

Paragraph: 005 Reference ID: 17c-005-20140306

Revision date: 06 03 2014

2.7 It has also been established, following an officer site visit on 23/11/2023 as part of separate application 231270/FUL at the site (see relevant history below), that it would appear that the existing plans submitted are not fully accurate. It would appear that there is one fewer window in practice on both the north and east elevations, in comparison with that shown on the existing elevation and floor plans submitted. Again, the agent was advised of this in feedback provided on 24/07/2024. An informative will specify this on the decision notice.

2.8 Plans submitted:

- 01-01 Rev 1 – Site Location Plan
- 02-01 Rev 1 – Site Plan Existing
- 02-02 Rev 1 – Site Plan Demolition
- 02-03 Rev 1 – Site Plan Proposed
- 03-01 Rev 2 – Existing Ground Floor
- 03-02 Rev 1 – Existing Roof Plan
- 03-03 Rev 3 – Proposed Ground Floor Plan
- 03-04 Rev 2 – Proposed First Floor Plan
- 03-05 Rev 2 – Proposed Roof Plan
- 05-01 Rev 1 – Existing Elevation Sheet 1 of 2

05-02 Rev 1 – Existing Elevation Sheet 2 of 2
05-03 Rev 2 – Proposed Elevation Sheet 1 of 2
05-04 Rev 2 – Proposed Elevation Sheet 2 of 2
05-05 Rev 2 – Long Site Elevation
As all received on 30/05/2024

2.9 Other information submitted:

The Warren / Caversham / RG4 7TQ Design Statement b Colony Ref 1011-DAS-01 Rev A, dated May 2024, as received 30/05/2024
Flood Risk Assessment and SuDS Report for Warren Creek, The Warren, Caversham, RG4 7TQ by Nimbus Engineering Consultants Ltd Ref C3007-R2-REV-A dated June 2024, as received 10/07/2024
Email from Colony Architects Ltd Ref 'Re: 1011 Warren Creek - PP-13110377 (240705)', dated and received 25/07/2024

2.10 Discussions with the agent on behalf of the applicant:

- The agent was informed on 24/07/2024 via email that the proposals would not be supported as they did not accord with Class A, B or C. The agent was also advised of other works indicated on the plans not being considered and inaccuracies on the existing plans submitted. The agent was provided with an opportunity to seek withdraw the application prior to a decision being made (with a deadline provided to withdraw the application).
- The agent initially responded on 25/07/2024, seeking to amend the proposals and disputing what the principal elevation of the dwelling is under Class A.
- The agent was informed on 26/07/2024 that there was no scope to amend the proposals, given the numerous conflicts identified (reiterating previous feedback) and reminding the applicant of timeframes should the application be sought to be withdrawn.
- The agent replied on 26/07/2024 seeking clarity on the viewpoint of the Council on the principal elevation "afterwhich we will adjust and resubmit".
- The agent was informed that previous advice was reiterated and that the applicant's viewpoint of the principal elevation would also result in the ground floor extension not complying with Class A. The agent was advised that given the application had not been withdrawn by the previously stated deadline, the necessary steps for the application to be formally determined and a decision issued by the statutory determination date would now proceed.
- No further response was received.

3 Relevant Planning History:

- 3.1 23/1270/FUL - Demolition of existing dwelling and outbuildings and the erection of a4-bed detached dwelling with garage. Current application under consideration.

4 Summary of Consultations:

- 4.1 No consultations were undertaken as it was not considered to be required for an application and proposal of this type.

5 Relevant Planning Policy & Guidance:

- 5.1 Planning Practice Guidance (PPG) on Lawful Development Certificates (2014 onwards) sets out the procedure for assessing applications for certificates of lawfulness:

A local planning authority needs to consider whether, on the facts of the case and relevant planning law, the specific matter is or would be lawful. Planning merits are not relevant at any stage in this particular application or appeal process.

Paragraph: 009 Reference ID: 17c-009-20140306

Revision date: 06 03 2014

- 5.2 In addition to the PPG, there is also the 'Permitted development rights for householders Technical Guidance' (September 2019), which gives an explanation of the rules on permitted development for householders, what these mean and how they should be applied in particular sets of circumstances.

6 Assessment:

- 6.1 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 dwelling, which as per the introduction section above is considered to be a dwelling.
- 6.2 The proposal must be assessed to ensure that it complies with the conditions of Class A (single storey ground floor extension on the east elevation); Class B (Dormer roof extensions on the eastern and western roofslopes of the main building) and Class D (porch extension on the north elevation) of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO), which relates to 'enlargement, improvement or other alteration of a dwellinghouse' (Class A), 'the enlargement of a dwellinghouse consisting of an addition or alteration to its roof' (Class B) and 'porches' (Class D) respectively.
- 6.3 For ease of reference, the regulations are specified below, with officer comments provided after each sub-section, as marked in **bold** and highlighted **in yellow**.
- 6.4 Class A – enlargement, improvement or other alteration of a dwellinghouse (single storey ground floor extension on the east elevation):
- 6.5 A.1 Development is not permitted by Class A 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); **It does not, so complies**
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); **The curtilage of the dwellinghouse is extensive, so the proposed works means the ground covered by buildings would comfortably remain below 50%**
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse; **Complies**

(d)the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; **Complies**

(e)the enlarged part of the dwellinghouse would extend beyond a wall which—

(i)forms the principal elevation of the original dwellinghouse; or

Summary: The principal elevation of the original dwellinghouse is considered to be the east elevation of the building. The proposal would therefore extend beyond a wall which forms the principal elevation of the original dwellinghouse.

In detail: The ‘General Issues’ section of the ‘Permitted development rights for householders Technical Guidance’ document defines the principal elevation as:

“Principal elevation” – in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house. There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation.

In this instance the east elevation is considered to be the principal elevation as it includes an existing veranda and steps which provide the main entrance to the house.

Based on an officer site visit on 23/11/2023, this was understood to be the front of the house when approaching from the north.



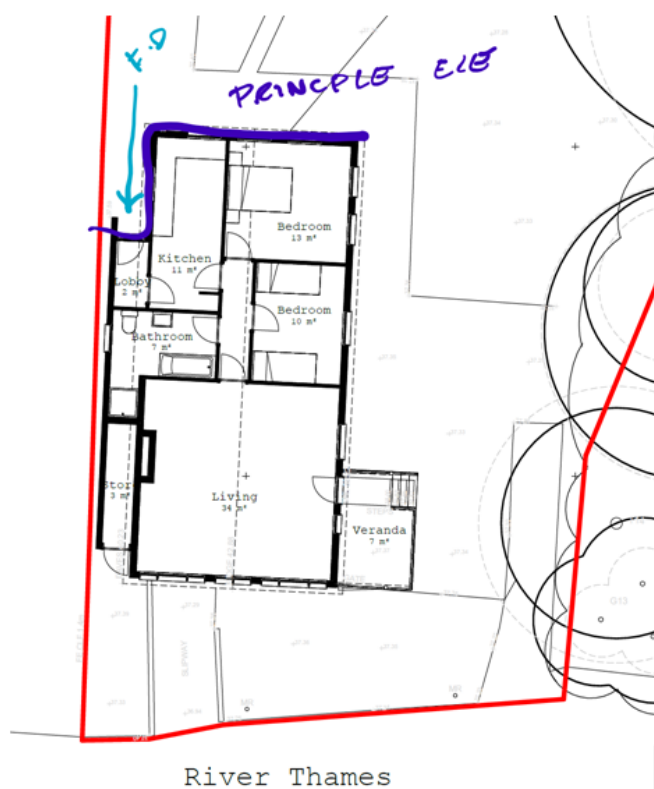


Above: Officer site photographs from 23/11/2023

Consideration was also given as to whether in this instance the south (riverside) and north (elevations) were the principal elevations, but the officer viewpoint (mindful of the technical guidance definition) is that the most compelling characteristics made the east elevation the principal elevation.

Upon providing this feedback to the agent, a reply was received specifying that the north elevation was considered by the applicant to be the principal elevation, replying as follows:

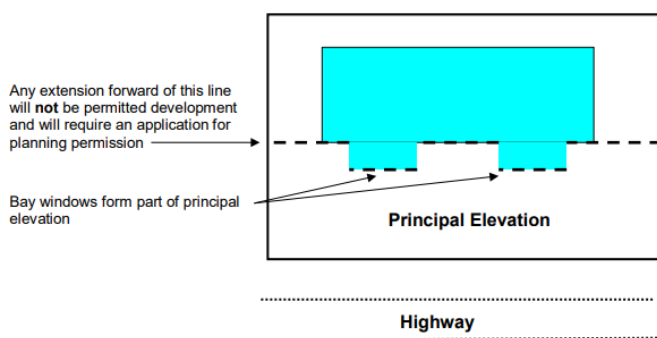
We consider this to be the principal elevation, the door onto the veranda is only a side door from the living area to the veranda. The door to the kitchen is the official front door. On this basis the Class A side extension is acceptable. Regarding the roof/window material we can duly add to match the existing house.



Officers acknowledge that the north elevation does front the highway, but this is a significant distance away. Accordingly, this is not considered to necessarily be a 'most case' scenario.

Whilst this is acknowledged to be an arguable point, to date insufficient evidence has been presented by the applicant to back up its viewpoint (bearing in mind paragraph 009 of the PPG), with little (if any) commentary submitted at the outset of the application and limited further information provided in the response once feedback was provided.

The principal elevation could include more than one wall facing in the same direction - for example, where there are large bay windows on the front elevation, or where there is an 'L' shaped frontage. In such cases, all such walls will form the principal elevation and the line for determining what constitutes 'extends beyond a wall' will follow these walls.



The image displays two floor plans of a house, illustrating a renovation project. The left plan shows the original layout, and the right plan shows the renovated layout.

Original Floor Plan (Left):

- Bedroom: 13 m²
- Bedroom: 10 m²
- Kitchen: 11 m²
- Bathroom: 7 m²
- Living: 24 m²
- Veranda: 7 m²
- Stor: 2 m²
- Hall: 3 m²

Renovated Floor Plan (Right):

- Living Area: 35 m²
- Play Room: 13 m²
- Study/Work: 11 m²
- Study: 11 m²
- Hall: 13 m²
- Bedroom: 13 m²
- Bath: 5 m²
- Utility: 5 m²
- Stor: 2 m²

Both plans are bordered by a red line representing the River Thames. The renovated plan shows a significant increase in the size of the living and study areas, and the addition of a play room and a second study.

Above: Existing (left) and Proposed (right) Ground Floor Plans

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(ii) fronts a highway and forms a side elevation of the original dwellinghouse; **The east elevation does not front a highway, so this complies**

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey **the extension is single storey** and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, **the extension does not extend beyond the rear (south) wall** or

(ii) exceed 4 metres in height; **the highest point of the pitched roof is 4m, so does not exceed 4m**

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey **the extension is single storey** and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, **the extension does not extend beyond the rear (south) wall** or

(ii) exceed 4 metres in height; **the highest point of the pitched roof is 4m, so does not exceed 4m**

(h) the enlarged part of the dwellinghouse would have more than a single storey **the is a single storey extension, so this is not applicable / complies** and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres **not applicable**, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse; **not applicable**

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse **it would not, so complies**, and the height of the eaves of the enlarged part would exceed 3 metres **not applicable**;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, **Based on the principal elevation being the east elevation, it would not extend beyond either the north or south side elevations,** and would—

(i) exceed 4 metres in height, **not applicable**

(ii) have more than a single storey, **not applicable** or

(iii) have a width greater than half the width of the original dwellinghouse **not applicable**; ..

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j); **not applicable**

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, **what appears to be a balcony or raised platform appears to separately be proposed on the south elevation**

(ii) the installation, alteration or replacement of a microwave antenna, **it does not**

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or **the removal of a chimney on the western side of the roof appears to separately be proposed.**

(iv) an alteration to any part of the roof of the dwellinghouse; or **roof alterations are separately proposed (under Class B) as part of the application**

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses). **not applicable**

A.2 In the case of a dwellinghouse on article 2(3) land **The site is not on such land, so this section is not applicable / complies**, development is not permitted by Class A if—

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;

(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; **supporting statement specifies that “The side extension utilises the material pallets of the existing structure - a red brick plinth base, with vertical timber cladding above”. In these regards, the proposals appear to comply. However, no details regarding the materials of the proposed windows or roof are specified. In response to this feedback, the agent has specified “Regarding the roof/window material we can duly add to match the existing house”. However, this is not considered to be adequate provision or assurance that this will be complied with, resulting in a failure to provide information to demonstrate compliance with Class A.3 (a).**

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse **Not applicable** must be—

(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; and

(c) where the enlarged part of the dwellinghouse has more than a single storey **the extension is single storey**, or forms an upper storey on an existing enlargement of the original dwellinghouse **it does not**, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

A.4—(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g). **Not applicable**

(2) Before beginning the development the developer must provide the following information to the local planning authority—

(a) a written description of the proposed development including—

(i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;

(ii) the maximum height of the enlarged part of the dwellinghouse; and

(iii) the height of the eaves of the enlarged part of the dwellinghouse;

(iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);

(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;

(c) the addresses of any adjoining premises;

(d) the developer's contact address; and

(e) the developer's email address if the developer is content to receive communications electronically,

together with any fee required to be paid.

(3) The local planning authority may refuse an application where, in the opinion of the authority—

(a) the proposed development does not comply with, or

(b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

(4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.

(5) The local planning authority must notify each adjoining owner or occupier about the proposed development by serving on them a notice which—

(a) describes the development by setting out the information provided to the authority by the developer under paragraph A.4(2)(a);

(b) provides the address of the proposed development;

(c) specifies the date when the information referred to in sub-paragraph (2) was received by the local planning authority and the date when the period referred to in sub-paragraph (10)(c) would expire; and

(d) specifies the date (being not less than 21 days from the date of the notice) by which representations are to be received by the local planning authority.

(6) The local planning authority must send a copy of the notice referred to in sub-paragraph (5) to the developer.

(7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.

(8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application.

(9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)—

(a) take into account any representations made as a result of the notice given under sub-paragraph (5); and

(b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.

(10) The development must not begin before the occurrence of one of the following—

(a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;

(b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or

(c) the expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

(11) The development must be carried out—

(a) where prior approval is required, in accordance with the details approved by the local planning authority;

(b) where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2),

unless the local planning authority and the developer agree otherwise in writing.

(12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.

(16) When computing the number of days in sub-paragraph (5)(d), any day which is a public holiday must be disregarded.

6.6 Class B – additions etc to the roof of a dwellinghouse

6.7 **Permitted development**

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

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); **It does not, so 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; **It does not, so 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; **on the basis of the east elevation being the principal elevation, it would not, so 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; **Based on the officer calculations, the cubic increase would total 74.4375 cubic meters and therefore would not adhere to this requirement. The size of the dormers are measured as:**

1) $12.5 \text{ L} \times 2.4 \text{ W} \times 1.9 \text{ H} / 2$ (given the angle of the roofslope appears to be at a 45 degree line, as per the plans submitted – with only the ‘new’ volume included in the calculation = 28.5

2) $12.5 \text{ L} \times 3 \text{ W} \times 2.45 \text{ H} / 2 = 45.9375$

Upon receiving this feedback, the agent stated: “We will check our calculations, and if we have exceeded 50 m³, then we will reduce”.

(e) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform, or **what appears to be a balcony or raised platform appears to separately be proposed on the south elevation**

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; **the removal of a chimney on the western side of the roof appears to separately be proposed.**

(f) the dwellinghouse is on article 2(3) land **It is not, so complies**

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) **It is not, so complies** ; or

(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). **It has not, so 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;

The submission by the applicant states:

“The materials selected will reflect the existing dwelling’s mix of brick and vertical timber cladding. Where new materials are introduced, they will reflect the local vernacular.

The dormers are finished in a metal cladding – a common material used for dormers and roofs in the area”.

The technical guidance states the following:

Conditions

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

- (a) ***the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse***

This condition is intended to ensure that any addition or alteration to a roof for a loft conversion results in an appearance that minimises visual impact and is sympathetic to the existing house. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials or match exactly. The visual impacts of the materials used will be the most important consideration. For example:

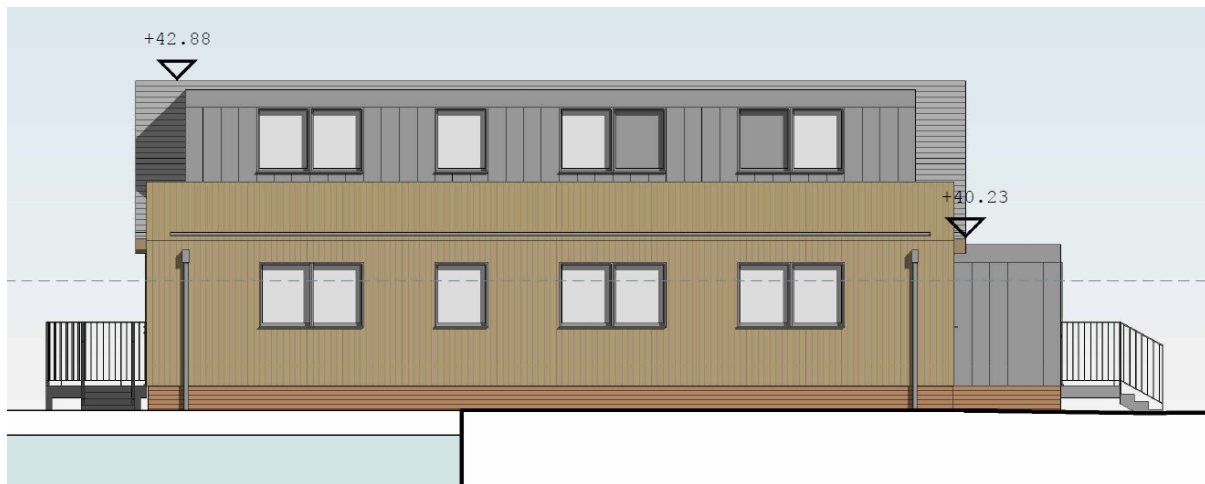
- the flat roofs of dormer windows will not normally have any visual impact and so, in this case, the use of materials such as felt, lead or zinc for flat roofs of dormers will therefore be acceptable.
- the face and sides of a dormer window should be finished using materials that give a similar visual appearance to existing house. So the materials used for facing a dormer should appear to be of similar colour and design to the materials used in the main roof of the house when viewed from ground level. Window frames should also be similar to those in the existing house in terms of their colour and overall shape.



Officer site photograph of the existing building.



Above: Proposed North Elevation. Below: Proposed East Elevation



It is considered that the metal material referenced in commentary submitted by the agent and indicated on the proposed elevations is not of a similar appearance to the exterior of the existing dwellinghouse, as per the technical guidance.

The agent specifying that they “reflect the local vernacular” and that metal cladding is “a common material used for dormers and roofs in the area” is not applicable.

(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 **they are maintained**; 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 **complies**; 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 **complies**; and

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

(i) obscure-glazed, and **On the basis of the east elevation being the principal elevation, the windows on the north and south elevations would be the side elevations and therefore need to adhere to this – this is not stated in the submission. It is therefore unclear (due to a lack of annotations on the plans) as to whether Class B.2 (c) (i) would be adhered to for windows proposed on the north and south elevations.**

(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. **On the basis of the east elevation being the principal elevation, the windows on the north and south elevations would need to adhere to this – this is not stated in the submission. . It is therefore unclear (due to a lack of annotations on the plans) as to whether Class B.2 (c) (ii) would be adhered to for windows proposed on the north and south elevations.**

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.

6.8 Class D – porches

6.9 Permitted development

D. *The erection or construction of a porch outside any external door of a dwellinghouse.*
The proposed porch is not outside any external door on the existing north elevation, with that door also proposed as part of the proposal. This calls into question whether this can be even considered under Class D.

Upon receiving the above feedback, the agent stated “We will omit to allow other Class works to proceed”. No further response was received.

Notwithstanding the above, the proposal has nevertheless been considered against Class D, as sought by the applicant, with the following assessment made:

Development not permitted

D.1 Development is not permitted by Class D 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); **It is not, so complies**

(b) the ground area (measured externally) of the structure would exceed 3 square metres; **The external measurements of the porch are calculated to be 2m x 1.8m = 3.6sqm, so does not comply, as this exceeds 3sqm.**

(c) any part of the structure would be more than 3 metres above ground level; **Complies**

(d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway **Complies** or

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

7 Conclusion

7.1 The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Classes A, B and D Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and it has been found that the proposal would not be lawful, on the following basis:

7.2 The ground floor extension has been assessed against Class A. Conflicts would arise with:

- o Class A.1 (e) (i) as the east elevation of the building is considered to be the principal elevation of the original dwellinghouse. This elevation includes an existing veranda, steps and surrounding hardstanding which provide the main entrance to the house. Based on my previous site visit (on 23/11/23) as part of a separate application at the site, I understood the east elevation as the front/principal elevation of the dwelling. The

- proposal would therefore extend beyond a wall which forms the principal elevation of the original dwellinghouse.
- o Failure to provide information to demonstrate compliance with Class A.3 (a) – specifically, no details regarding the proposed window or roof materials have been specified in your submission, making it unclear whether these would be of similar appearance to existing.
- 7.3 The roof works have been assessed against Class B. Conflicts would arise with:
- o Class B.1 (d) (ii) as my calculations suggest the cubic increase would be 74.4 cubic metres, exceeding the 50 cubic metre limit
 - o Class B.2 (a) – metal cladding is not considered to be of a similar appearance to the materials used in the construction of the exterior of the existing dwellinghouse.
 - o Class B.2 (a) - failure to provide information to demonstrate compliance, with no details regarding the proposed window or roof materials have been specified in your submission, making it unclear whether these particular elements would be of similar appearance to existing.
 - o Unclear (due to a lack of annotations on the plans) as to whether Class B.2 (c) (i) or (ii) would be adhered to for windows proposed on the north and south elevations – HOWEVER, given this could quite simply be secured via condition, it is not necessary for this to be stipulated as a reason for refusal.
- 7.4 The porch has been assessed against Class D. Conflicts would arise with:
- o Class D references 'The erection or construction of a porch outside any external door of a dwellinghouse'. The proposed porch is not outside any external door on the existing north elevation, with that door also proposed as part of the proposal. This calls into question whether this can be even considered under Class D. HOWEVER, given the applicant is seeking for the porch to be assessed under Class D, it has been accordingly assessed on a notwithstanding basis, without this specifically being a reason for refusal.
 - o On the assumption that it were to be considered under Class D, a conflict would arise with D.1 (b), as the external measurements are shown to total 3.6sqm, which exceeds 3sqm.

Wording for decision notice:

The Reading Borough Council hereby notify you that your application received on 30/05/2024 for a certificate of lawful use or development (within the meaning of section 192 of the Town and Country Planning Act 1990) for the operations described in the First Schedule in respect of the land specified in the Second Schedule is REFUSED for the reasons below:

1. The single storey ground floor extension would extend beyond a wall which forms the principal elevation of the original dwellinghouse, contrary to Class A.1 (e) (i) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
2. The single storey ground floor extension fails to demonstrate that it would comply with Class A.3 (a) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), as no information relating to the proposed window or roof materials have been specified.
3. The dormer roof extensions on the eastern and western roof slopes would result in the cubic content of the resulting roof space exceeding the cubic content of the

original roof space by more than 50 cubic metres, contrary to Class B.1 (d) (ii) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

4. The proposed metal material for the dormer roof extensions on the eastern and western roofslopes would not be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse, contrary to Class B.2 (a) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
5. The dormer roof extensions on the eastern and western roofslopes fails to demonstrate that they would comply with Class B.2 (a) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), as no information relating to the proposed window or roof materials have been specified.
6. The porch extension on the north elevation would include a ground area (measured externally) that exceeds 3 square metres, contrary to Class D.1 (b) of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Informatives:

1. The application has been assessed against the following plans and information submitted with the application:

01-01 Rev 1 – Site Location Plan
02-01 Rev 1 – Site Plan Existing
02-02 Rev 1 – Site Plan Demolition
02-03 Rev 1 – Site Plan Proposed
03-01 Rev 2 – Existing Ground Floor
03-02 Rev 1 – Existing Roof Plan
03-03 Rev 3 – Proposed Ground Floor Plan
03-04 Rev 2 – Proposed First Floor Plan
03-05 Rev 2 – Proposed Roof Plan
05-01 Rev 1 – Existing Elevation Sheet 1 of 2
05-02 Rev 1 – Existing Elevation Sheet 2 of 2
05-03 Rev 2 – Proposed Elevation Sheet 1 of 2
05-04 Rev 2 – Proposed Elevation Sheet 2 of 2
05-05 Rev 2 – Long Site Elevation
As all received on 30/05/2024

Application form, as received 30/05/2024

The Warren / Caversham / RG4 7TQ Design Statement b Colony Ref 1011-DAS-01 Rev A, dated May 2024, as received 30/05/2024

Flood Risk Assessment and SuDS Report for Warren Creek, The Warren, Caversham, RG4 7TQ by Nimbus Engineering Consultants Ltd Ref C3007-R2-REV-A dated June 2024, as received 10/07/2024

Email from Colony Architects Ltd Ref 'Re: 1011 Warren Creek - PP-13110377 (240705)', dated and received 25/07/2024

2. Whilst the applicant's submission (the application form) references Class C (Any other alteration to the roof of a dwellinghouse), no proposed works appear to be required under this class. In correspondence, the agent advised on 25/07/24: "This

was a catch-all precaution, as we are making alterations to the roof, But if this is not appropriate, then we are happy to ignore/omit from the application". Accordingly, Class C has not been considered in the assessment of this application.

3. It is also recognised that the plans submitted also appear to indicate a variety of other works too, such as:
 - The provision of some form of balcony or raised platform with railings appears to be proposed on the south elevation
 - The provision of some form of balcony or raised platform with railings appears to be proposed on the north elevation
 - The removal of a chimney on the western roofslope
 - The provision of a variety of hardstanding around the site

These apparent works have not been considered as part of this application, given the application form specifies works are within Classes A, B, C and D of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

4. Based on an officer site visit on 23/11/2023 as part of separate application at the site, it would appear that the existing plans submitted are not fully accurate. It would appear that there is one fewer window in practice on both the north and east elevations, in comparison with those shown on the existing elevation and floor plans submitted.
5. The Local Planning Authority has worked positively and proactively with the applicant to clearly identify the areas whereby these proposals did not comply with the requirements of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The applicant was given an opportunity to withdraw the application prior to a decision being issued, but chose not to and therefore the decision to refuse the application has been taken.

Location Plan for second schedule:

