

Development Management  
Reading Borough Council Civic Office  
Bridge Street  
Reading  
RG1 2LU

Our ref: APL-440

17<sup>th</sup> October 2024

Dear Sir/Madam,

**Planning Application for Certificate of Lawful Development (existing) for 'Two dormer extensions to the existing dwellinghouse' at 181 Henley Rd, Caversham, Reading, RG4 6LH.**

On behalf of the applicant, Mr Amjad Mogal please find enclosed an application for a Certificate of Lawful Development for two dormer extensions at 181 Henley Rd, Caversham, Reading RG4 6LH (The Site).

This application is accompanied by the following documents and drawings:

- Application Form
- Cover Letter (this document)
- Site Location Plan
- Existing Site Plan
- Existing Floor Plans
- Existing Roof Plan
- Existing Sections
- Existing Elevations
- Proposed Site Plan
- Proposed Floor Plans
- Proposed Roof Plan
- Proposed Sections
- Proposed Elevations

The Site and relevant planning history

The Site currently comprises a single detached dwelling with front and rear garden, situated on a rectangular plot within the Reading Borough Council boundary.

The Site is not designated as Article 4 Direction land or Article 2(3) land, as defined by The Town and Country Planning (General Permitted Development) (England) Order 2015 (‘GPDO’). The site is not within a Conservation Area and is not a Listed Building.

The recent planning history for the Site is noted below. Permitted Development rights have not been removed for the property.

Planning History

| Ref No.    | Description                                                                                                                                                                                                                                                                                                                                   | DEC’N and Date               |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| PL/24/0960 | Partly retrospective application, 4m rear extension at Lower Ground Floor and Ground Floor levels, a loft conversion including the erection of two dormer extensions on both sides of the roof, the enlargement (demolition and rebuilding) of the existing outbuilding and the creation of a new platform to accommodate off-street parking. | Withdrawn<br><br>19/09/2024. |

The Development

This application seeks a Certificate of Lawful Development (existing) (Section 191) for:

*‘Two dormer extensions to the existing dwellinghouse.’*

This proposal is for the installation of two dormers on the existing roof. The dormers have been constructed on the side roof slopes. Whilst the dormers are not finished, they are substantially complete, therefore a Certificate of Lawful Development under Section 191 has been applied for.

Legislation and Guidance

Class B (additions etc to the roof of a dwellinghouse), Part 1, Schedule 2 (Permitted Development Rights) of the GPDO outlines the types of development to the roof of the dwellinghouse which do not require planning permission. The tables below are assessments of this project and Class B of the GPDO.

Development not permitted

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

| GPDO Requirements |                                                                                                                                                                                   | The Project     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| (a)               | permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [F1G,] M, [F2MA,] N, P [F3, PA] or Q of Part 3 of this Schedule (changes of use); | Not applicable. |

|     |                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                              |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (b) | any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;                                                                                                                 | <p>The dormers do not exceed the highest part of the roof. This is confirmed on the accompanying plans which also include an annotation to confirm this.</p> <p>The dormers do not therefore exceed the highest part of the roof.</p> <p><b>Complies</b></p>                                 |
| (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;                                           | <p>The dormers do not extend beyond an existing roof slope that forms the principle elevation. The dormers extend beyond a roof slope that face 179 and 183, these are neither the principal elevation, nor do they front the highway.</p> <p><b>Complies</b></p>                            |
| (d) | <p>the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—</p> <p>(i)40 cubic metres in the case of a terrace house, or</p> <p>(ii)50 cubic metres in any other case;</p>    | <p>The dwellinghouse is detached house therefore (ii) is applied to this project.</p> <p>As set out on the supporting plans 'Roof Volume Increase', the increase in cubic metres would be 49.3 m<sup>3</sup>. This is less than the 50 m<sup>3</sup> permissible.</p> <p><b>Complies</b></p> |
| (e) | <p>it would consist of or include—</p> <p>(i)the construction or provision of a verandah, balcony or raised platform, or</p> <p>(ii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe; <b>F4...</b></p> | <b>Not applicable.</b>                                                                                                                                                                                                                                                                       |
| (f) | the dwellinghouse is on article 2(3) land <b>[F5; F6... ]</b>                                                                                                                                                                              | <b>Not applicable.</b>                                                                                                                                                                                                                                                                       |
| (g) | <b>[FZ(g)]</b> the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) <b>[F8; or</b>                                                                                                               | <b>Not applicable.</b>                                                                                                                                                                                                                                                                       |
| (h) | (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).]                                                                 | <b>Not applicable.</b>                                                                                                                                                                                                                                                                       |

## Conditions

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

|     | GDPO Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The Project                                                                                                                                                                                                                                                                                                                                                            |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (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;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The dormers are to be tiled to match the existing dwelling and windows are to match. This is indicated on the plans supporting the application.</p> <p><b>Complies</b></p>                                                                                                                                                                                          |
| (b) | <p>The enlargement must be constructed so that—</p> <p>(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—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(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</p> <p>(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</p> | <p>i) aa) No changes to the eaves of the original roof.</p> <p><b>Complies</b></p> <p>i) bb) As set out in the supporting plans the eaves of the dormer are to be set back by 20cm from the eaves of the original roof.</p> <p><b>Complies</b></p> <p>ii) The dormers do not extend beyond the external wall of the original dwellinghouse.</p> <p><b>Complies</b></p> |
| (c) | <p>any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <p>(i) obscure-glazed, and</p> <p>(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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>As set out on the accompanying plans, the windows located to the side of the dormer are to be obscure-glazed and non-opening below 1.7m.</p> <p><b>Complies</b></p>                                                                                                                                                                                                 |

## Interpretation of Class B

| GDPO Requirements |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The Project                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>B.3</b>        | 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.                                                                                                                                                                                                                                                                                  | The dwellinghouse has no previous extensions to the original roofspace.<br><br><b>Complies</b> |
| <b>B.4</b>        | <b>[F9</b> For the purposes of paragraph B.2(b)(ii)—<br><br>(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<br><br>(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. <b>]</b> | <b>Not applicable.</b>                                                                         |

## Summary

The above assessment clearly demonstrates that the two dormer extensions are lawful and comprise permitted development. It is on this basis that a lawful development certificate is sought and should be granted.

We deem that the information provided is adequate to address the proposed development is lawful. If you require further information or clarification, then please contact me at the details at the head of this letter.

Yours faithfully

*William Docherty*

William Docherty