

Warren Creek, Reading RG4 7TQ



GPDO Compliance Statement

Certificate of Lawful
Development for Class A,

Issue: Planning

Date: Oct 2024

Ref: 1011 - Rev A



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A collaborative of architects
and designers with an agenda.

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1. Introduction

- 1.1. This compliance statement has been prepared by Colony Architects on behalf of Mr R.Arnold, to support of a Certificate of Lawful Development (proposed) GPDO (General Permitted Development Order 2015] for the Class **A & B** extension and alterations to the existing dwelling.
- 1.2. The existing dwelling is a single storey containing 2 bedrooms, a kitchen and a reception room. The front door is located on the western side of the property and there is a further side door off the Living room onto a Veranda. The dwelling was constructed in around 1968 and has 3 former owners since then.
- 1.3. Prior to this application, two previous GPDO application (240705 & 241108) were made and either withdrawn or refused. This application includes alterations to the scheme design that overcomes concerns regarding non-compliance with the GPDO guidance, and this statement explains how the scheme now meets the GPDO criteria.

2. Principle elevation

- 2.1. Within the previous two applications, a fundamental site characteristic concerning the orientation of the house and what constitutes the "principal elevation" was disputed with directly opposing rationale and as a result various designs were not permitted. On reflection, the design team has reviewed the property and have prepared this statement and evidence to decisively confirm the principal elevation of the house.
- 2.2. Within the GPDO technical guidance document, the principal elevation is described 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."

2.3. With this definition in mind, it is our view and the previous owners view , that the principal elevation is the northern elevation, as illustrated on the Fig 1. For a number of reasons, that confirm with the guidance definition.

- The elevation addresses the highway, "The Warren",
- The front elevation contains the front door (see image and description below),
- The main access path from the highway to the front door, a visual landscape and architectural feature (dotted green),
- There is a porch over the front door, an architectural feature,
- The northern elevation has a window characteristics of a front elevation
- The side elevation has a veranda, side door and canopy, that is more associated with the private garden and the rear aspect of the building.

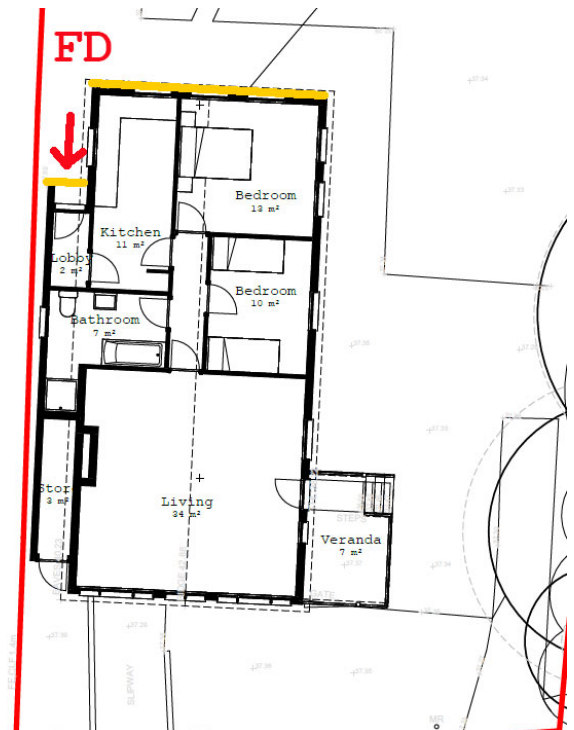
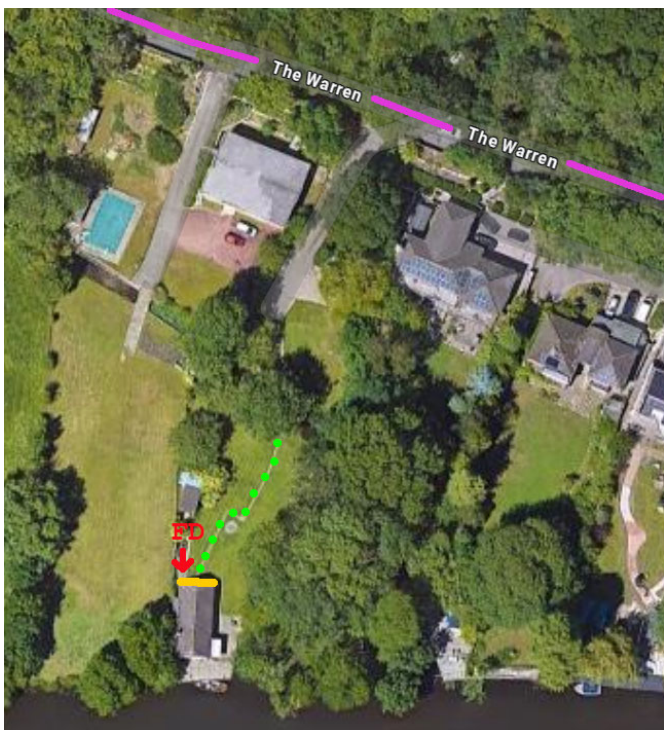


Fig 1. Principle elevation of house

2.4. The guidance definition also confirms that there cannot be two principal elevations. This is furthermore not a corner plot.

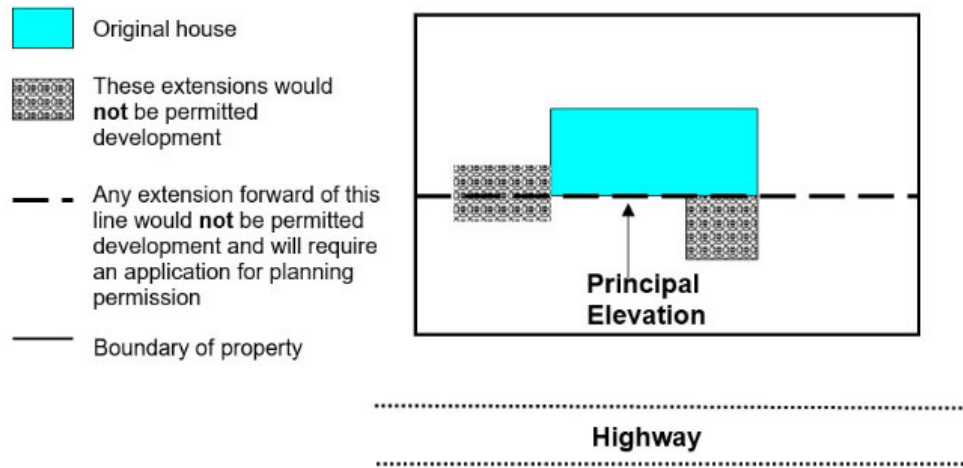


Fig 2. Principle elevation from GPDO guidance document.

2.5. The images below of the front door, with characteristics that support this definition: -

- Door bell
- Robust and non-transparent
- Formal design and steps
- Porch canopy over



Fig 3. Front Door

- The side door, fig.4, on the eastern elevation, clearly illustrating a subservient door to enjoy the garden, and not a illustrating a formal and secure front door, like fig.3



Fig.4 Side door

3. Class A - The enlargement, improvement or other alteration of a dwellinghouse.

3.1. Below the list of the GPDO criteria that a Class A development within the curtilage of a dwelling house is not permitted, if present within the design.

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 M, N, P or Q of Part 3 of this Schedule (changes of use); - **The house was not achieved through this application**

(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 proposed development does not cover more than 50% of the curtilage**

(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; - **The proposal does not exceed the height of the existing dwellinghouse**

(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; - **The proposed eaves of the extension does not exceed the height of the existing dwellinghouse eaves**

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

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

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

- **The previous statement section confirmed the principle elevation to the house, and the side extension does not exceed this.**

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a 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, or

(ii) exceed 4 metres in height;

- **Not a rear extension**

(g) until 30th May 2019, 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 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, or

(ii) exceed 4 metres in height;

- **Not a rear extension**

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

- **Not a rear extension**

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

- **Not within 2m of the boundary**

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

- The height, off the ground level, does not exceed 4m, is single storey and not more than half the width of the existing dwelling

(k) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform,
- (ii) the installation, alteration or replacement of a microwave antenna,
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (iv) an alteration to any part of the roof of the dwellinghouse.

- The proposal does not include or impact any of the above

A.2 In the case of a dwellinghouse on article 2(3) land, 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.

- The property is not located on article 2(3) land

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;

- materials are to match the existing house (timber cladding and brick) to match the existing

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse 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

- No first floor windows

(c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

- The roof pitches are to be similar to the existing.

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

Below is the list of the GPDO criteria that a Class B development within the curtilage of a dwelling house is not permitted, if present within the design.

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 M, N, P or Q of Part 3 of this Schedule (changes of use); - **The dwelling is not subject to this applications**

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; - **The works do not exceed the height of the existing ridge**

(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; - **The works to not exceed the principal elevation**

(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 - **N/A**, or

(ii) 50 cubic metres in any other case; - **The works do not exceed 50m³**

(e) it would consist of or include–

(i) the construction or provision of a verandah, balcony or raised platform, or

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

- **The works do not include any of these**

(f) the dwellinghouse is on article 2(3) land - **The site is not within article 2(3) land**

(g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)]
; 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). - **The dwelling was not granted by this application class**

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; - **Materials match the existing roof**

(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 - **The dwelling does not have a ridge**

(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 - **The dormer is set back by more than 0.2m**

(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 - **The dormer does not exceed the external walls**

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

(i) obscure-glazed, and - **Obscured where required**

(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. - **Obscured where required**

5. Summary of other changes that prevent

5.1. The application only seeks Class A and Class B confirmation that the development is in accordance with the GPDO, other works have been omitted.

5.2. Proposal for other works, such as the landscaping, veranda and porch has been omitted.

5.3. The chimney has been retained

5.4. The extent of the dormer has been reduced to one side only, and less than 50m³

5.5. The extensions are all behind the principal elevation.

5.6. The ridge and eaves of the side extensions does not exceed 2.5 & 4m, respectively, off the ground level.

5.7. The chimney has been retained, avoid the application requiring a Class G application.

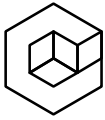
6. Conclusion

6.1. The extent of the proposal from previous application has been reduced

6.2. A statement clarifies the principal elevation of the dwelling.

6.3. The proposals present a scheme that is compliant with Class A and Class B of the GPDO.

6.4. **We believe this application meets all permitted development rules. If any oversights are found, we are ready to provide a fast correction to allow this to be approved**



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