



Planning

Statement Title

Client:

Mr Cummings

37 Argyle Street,

Reading, RG1 7YP

Change of Use from C3 dwellinghouse to C4 small House of Multiple Occupancy.

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01 Introduction

- 1.1 This statement is produced to support an application for a Certificate of Lawful Development of Proposed Development under Section 192 of the Town and Country Planning Act 1990, for fenestration changes and change of use from C3 to C4 at 37 Argyle Street, Reading, RG1 7YP.
- 1.2 This planning statement will introduce the meaning of 'development' in accordance with the Town and County Planning Act 1990 and introduce the allowances of the General Permitted Development Order 2015. The statement will set out how the development accords with the provisions of the General Permitted Development Order (GDPO) to enable determination by officers at the Council. The conclusion reached is that the existing development described is Permitted Development.
- 1.3 In addition to this report, the application is accompanied by the appropriate certificate application forms and Plans prepared by Bonney Architecture.
- 1.4 The relevant application fee will be submitted by the applicant separately.

02 Town and Country Planning Act 1990

- 2.1 Section 55(1) of the Town and Country Planning Act 1990 defines development as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.' The replacement windows and doors are all considered to fall within this definition of development, as is the change of use between use classes C3 and C4.
- 2.2 Such development is permitted by Schedule 2, Part 1, Class A, Class A and Schedule 2 Part 3 Class L of the Town and Country Planning (General Permitted Development Order) (GDPO) 2015 (as amended) subject to according with the relevant criteria, which is addressed in section 3 of this statement.

03 Assessment of Proposal

- 3.1 The Town and Country Planning (General Permitted Development Order) 2015 (as amended) provides householders with permitted development rights for the enlargement, improvement or other alteration of a dwellinghouse within the curtilage of their dwellinghouse, subject to the following limitations:
- 3.2 Schedule 1, Part 1, Class A. Development within the curtilage of a dwellinghouse allows at section A for the enlargement, improvement or other alteration to a dwellinghouse. The alteration of the rear kitchen window to patio doors and replacement window with uPVC and doors and

are considered to be an alteration and therefore falls under this limitation. The blocking up of existing kitchen window and door is also considered an alteration.

3.3 Sections A.1 and A.2 are not applicable.

3.4 Section A.3 states that development within the curtilage of a dwellinghouse is permitted by Class A if –

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.

The materials used in regard to the covering of the first-floor window and door (bricks) will be of a similar nature to the existing dwellinghouse, with replacement fenestration being framed in uPVC.

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 1.7metres above the floor of the room in which the window is installed.

Alterations to windows proposed for this development include the removal of a first story window on the side elevation of the dwelling, as seen on attached plans. As a result of this, the proposal will not be limited by this requirement.

3.5 With regard to the proposed Change of Use, Schedule 2, Part 3, Class L permits small HMOs to dwellinghouses and vice versa. The proposed change of use falls within Class L (b) being the change from C3 to C4. The change is therefore permitted development.

3.6 *Development is not permitted by Class L if it would result in the use—*
(a) as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule; or

This is not applicable as this application relates to the change of use from a C3 dwellinghouse to a C4 House of Multiple Occupancy.

(b) as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.

The proposed development would not result in two or more separate dwelling houses being formed within C4.

04 Conclusion

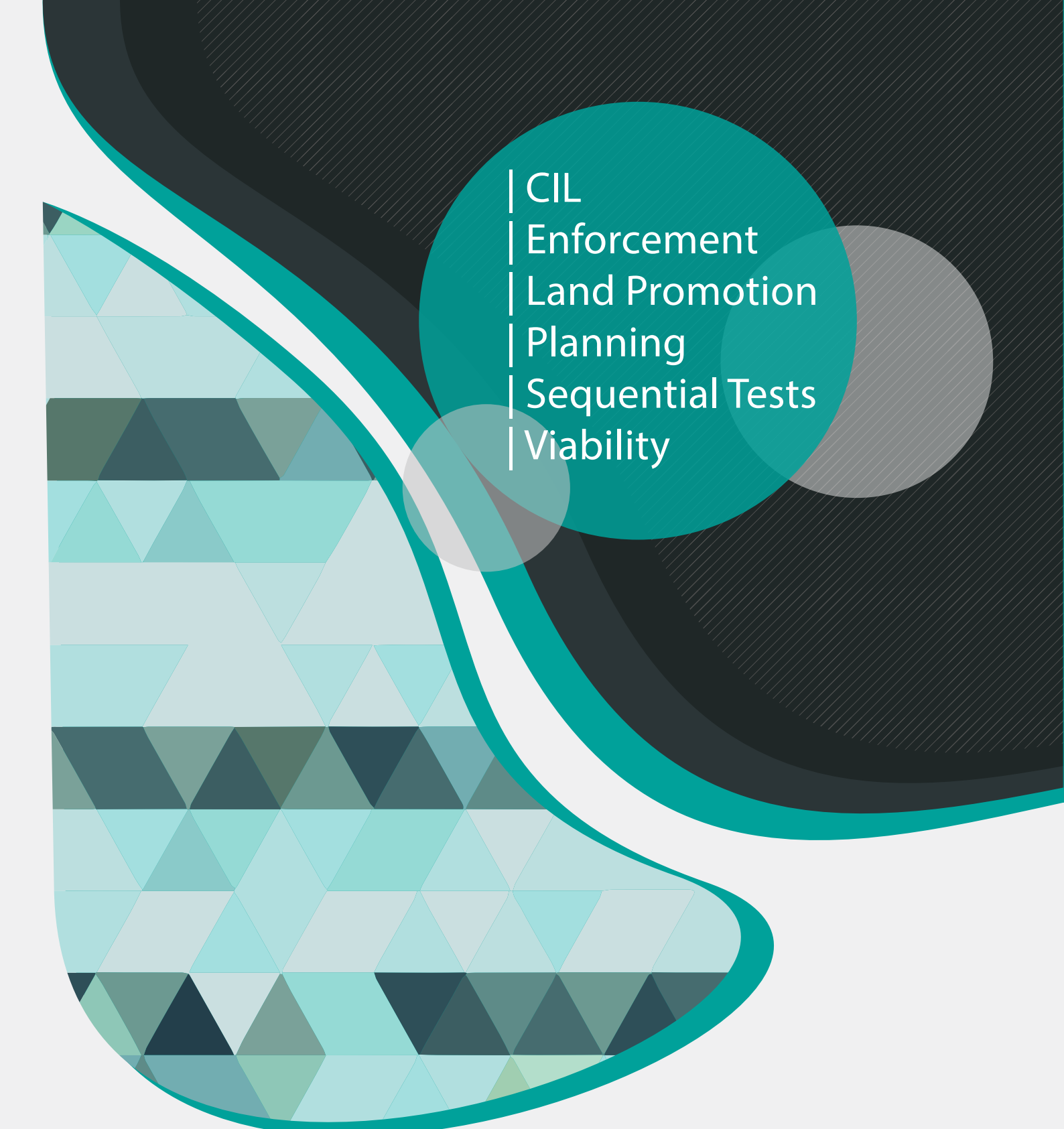
4.1 I trust that the above is of assistance and hope that it suitably demonstrates that the proposals comprise Permitted Development in accordance with Schedule 2, Part 1 Class A and Schedule 2, Part 3 Class L of the Town and Country Planning (General Permitted Development Order) (GDPO) 2015 (as amended). It is respectfully requested that a certificate of lawfulness for the proposed development is granted.

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