

Jan 2025

Evidence to Verify the application for a Lawful Development

414 Gosbrook Road
Caversham
RG4 8EG

Ref: PL-03225

Application to certify that the proposed; alterations to roof to form hip to gable and formation of 1no. dormer to rear elevation in association with a loft conversion and insertion of 2no. rooflights to front roof slope and the change of use from C3 (Dwellinghouse) to small C4 (HMO) accommodating a maximum of six people is lawful development.

The current lawful use of 414 Gosbrook Road is a residential dwellinghouse (C3). The property therefore benefits from the permitted development rights stated in Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Also, the proposal complies with the Permitted Development Guidance as set out in the Planning Portal website and in the guidance document 'Permitted Development for householders – Technical Guidance' as set out on the Gov.uk website. The relevant guidance for this proposal is set below.

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

- The existing house is not a listed building and is not in a conservation area
- The material used on the exterior work of the proposed loft conversion and hip to gable roof will be matching the existing building.
- The proposed Loft conversion does not exceed the 50-meters cubic volume
- No extension to be higher than the highest part of the roof
- No verandas, balconies or raised platforms
- No side facing windows
- The proposed dormer is set back more than 200mm from eaves of existing roof
- The proposed loft conversion is used as a dwelling house within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose
- The property is not on Article 1(5) Land
- The roof enlargement does not extend beyond any outer face of any external wall of the original dwelling

Class C – other alterations to the roof

- The roof lights would not protrude more than 150mm above the plane of the roof slope
- It would not result in the highest part of the alteration being higher than the highest part of the original roof

Class L – buildings etc

- The existing house is a C3 dwelling. Change of use from C3 to C4 is permitted
- The development would not result in the use of two or more separate dwellinghouses falling within C4 (HMO).