

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/25/0002

Address: 81 WINTON ROAD, READING, RG2 8HL

Proposals: Convert the existing roof space to bedroom. Velux roof windows to the front and rear elevations

Case Officer: Mishga Marshall

Applicant: Belinda Kennedy

Date received (valid from): 07/01/2025

Target Decision date: 04/03/2025

Agreed E.O.T Decision date: 18/03/2024

INTRODUCTION

The proposal site is a single storey semi-detached dwelling on the southern side of Winton Road, in a residential area. It is not a listed building, nor does it fall within a conservation area or is on Article 4 land. No trees will be affected by the proposed development. PD Rights have not been removed for other matters.

PROPOSAL AND SUPPORTING INFORMATION

This proposal is for a Certificate of Lawfulness for the addition of Velux roof lights to the front and rear and the removal of a chimney.

SITE VISIT

Site visit date: 10/02/2025

Plans and Documents Considered received 02/01/2025

3223-1 EXISTING PLANS AND ELEVATIONS

3223-2 PROPOSED PLANS AND ELEVATIONS

3223-10 SITE PLAN

3223-11 LOCATION PLAN

RELEVANT PLANNING HISTORY

PL/09/1593 - Pre-application advice for proposed loft conversion - Closed

CONSULTATIONS

N/A

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)

Permitted development rights for householders - Technical Guidance September 2019

ASSESSMENT UNDER CLASS C

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 property.

The following elements of the proposals are considered under Class C and G:

- The proposed roof space formation will create 0sqm of new space
- Removal of chimney

The proposed roof conversion and roof lights must be assessed to ensure that it complies with the conditions of Class C and G, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relate to 'other alterations to the roof of a dwellinghouse'.

CLASS C

C.1 Development is not permitted by Class C if:

C.1 (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); **complies**

C.1 (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof; **complies**

C.1 (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; **complies** or

C.1 (d) it would consist of or include (i) the installation, alteration, or replacement of a chimney, flue or soil and vent pipe, **complies** or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment. **complies**

CONDITIONS UNDER CLASS C

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be:

C.2 (a) obscure-glazed; **N/A**

C.2 (b) 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. **N/A**

CLASS G

G.1 Development is not permitted by Class G if:

G.1 (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); **complies**

G.1 (b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;... **complies**

G.1 (c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the dwellinghouse [or] **complies**

G.1 (d) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses). **complies**

OVERALL RECOMMENDATION

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed roof space conversion.

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class C and G Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It can be confirmed that the proposed operations would be lawful for planning purposes on the basis of the following received 02/01/2025:

3223-1 EXISTING PLANS AND ELEVATIONS
3223-2 PROPOSED PLANS AND ELEVATIONS
3223-10 SITE PLAN
3223-11 LOCATION PLAN

Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

Building Regulations
Construction and Demolition
Encroachment and Party Wall Act

