

DELEGATED APPLICATION REPORT

Ward: Abbey

App Ref: PL/25/0589 Lawful development: Proposed use

Address: 6 GURNEY CLOSE, CAVERSHAM, READING, RG4 7LE

Proposal: Single storey front and rear extension following the demolition of two rear conservatories.

Applicant: Ms K Boulton-Smith

Received date: 16/04/2025

Target Decision date: 12/06/2025

Case Officer: Chukwudi Onwudinanti

INTRODUCTION

The proposal site is a detached bungalow on the eastern side of Gurney Close, close to the intersection with Gurney Drive, among dwellings of similar styles, in a predominantly residential area. There are two existing rear conservatories.

The application site is not a listed building nor located in a conservation area. It is not in an area subject to any Article 4 restrictions.

PROPOSAL AND SUPPORTING INFORMATION

This proposal is for a Certificate of Lawfulness for various works to the dwellinghouse. The proposals include:

- Single storey rear extension
- New front porch
- Demolition of two rear conservatories

Plans and Documents Considered dated and received 19/05/2025

Drawing No 05525-01: Existing Floor Plan on Site Plan

Drawing No 05525-02: Existing Roof Plan on Site Plan

Drawing No 05525-03: Existing Elevations

Drawing No 05525-04 Rev A: Proposed Floor Plan on Site Plan

Drawing No 05525-05 Rev A: Proposed Roof Plan on Site Plan

Drawing No 05525-06 Rev A: Proposed Elevations

Drawing No 05525-07 Rev A: Location & Block Plan received 20/05/2025

RELEVANT PLANNING HISTORY

None

CONSULTATIONS

No consultations required for this application.

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 A

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 A:

- Single storey front and rear extension

The proposal must be assessed to ensure that it complies with the conditions Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which relates to 'The enlargement, improvement or other alteration of a dwellinghouse'.

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

A.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**

A.1 (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) **Complies**

A.1 (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 **Complies**

A.1 (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 **Complies –**

A.1 (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 **Complies**

A.1 (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, (ii) exceed 4 metres in height **Complies**

A.1 (g) 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 **Complies**

A.1 (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 **N/A as single storey / Complies**

A.1 (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 **N/A / Complies**

A.1 (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 **N/A / Complies**

A.1 (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 **N/A / Complies**

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:

A.2 (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 **N/A as not on article 2 (3) land**

A.2 (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse **N/A as not on article 2 (3) land**

A.2 (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse **N/A as not on article 2 (3) land**

CONDITIONS UNDER CLASS A

Development is permitted by Class A subject to the following conditions:

A.3 (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 dwellinghouse **Complies**

A.3 (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 **NA**

A.3 (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse **NA**

ASSESSMENT UNDER CLASS D

D1. Development is not permitted by Class D if –

*(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use) **Complies***

The erection of a porch is not permitted where the house was created under the permitted development rights to change use, set out in Classes M, N, P, PA, and Q of Part 3 of Schedule 2 to the Order **Complies**.

(b) the ground area (measured externally) of the structure would exceed 3 square metres

*(c) any part of the structure would be more than 3 metres above ground level **Complies** or*

*(d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway **Complies***

Demolition.

No application for planning permission or prior approval is required to demolish:

- *any building with a volume of under 50 cubic metres; and*
- *the whole or any part of any gate, fence, wall or other means of enclosure;*

OVERALL RECOMMENDATION

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed single storey front (porch) and rear extension following the demolition of two rear conservatories.

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class A, Class D, 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:

Plans and Documents Considered dated and received 19/05/2025 unless otherwise stated

Drawing No 05525-01: Existing Floor Plan on Site Plan

Drawing No 05525-02: Existing Roof Plan on Site Plan

Drawing No 05525-03: Existing Elevations

Drawing No 05525-04 Rev A: Proposed Floor Plan on Site Plan

Drawing No 05525-05 Rev A: Proposed Roof Plan on Site Plan

Drawing No 05525-06 Rev A: Proposed Elevations

Drawing No 05525-07 Rev A : Location & Block Plan received 20/05/2025

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



Not to Scale