



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement

Lawful Development Certificate for Single-Storey Rear Extension and Loft Conversion

Drafted by **Planning by Design**

On Behalf of Dr. Qasim Mansoor

Application

Planning By Design (The agent) has been instructed to act on behalf of Dr. Qasim Mansoor (the applicant) to submit an application for a Lawful Development Certificate to Reading Borough Council (the Local Planning Authority) for a single-storey rear extension and loft conversion at 514 Oxford Road, Reading RG30 1EG (the site). In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site consists of a terraced dwelling, a residential area of west Reading. The site benefits from a garden to the rear of the dwelling. The site good public transport links available, and it is located within close proximity to local services and amenities, where residents can meet their daily needs locally. The site is also located near to open spaces such as Kensington Recreation Ground and Prospect Park.

The site is located within the Oxford Road West Local Boundary. It is also in an Air Quality Management Area. The site is not subject to any other known planning constraints or particularly sensitive landscape designations.



Fig.1: Site location plan

Planning History

There has been one planning application at the site (PL/22/1439) for an infill single-storey side extension. This was approved.

The Proposal

A Lawful Development Certificate is sought to confirm the legality of the proposal.

It is proposed that the loft space be converted to an additional room and bathroom. A dormer is proposed to be the rear, and a rooflights proposed at the front elevation. A single-storey rear extension 2m deep and 3.05m wide is proposed to extend the kitchen.



Fig 3: Proposed Floor Plans

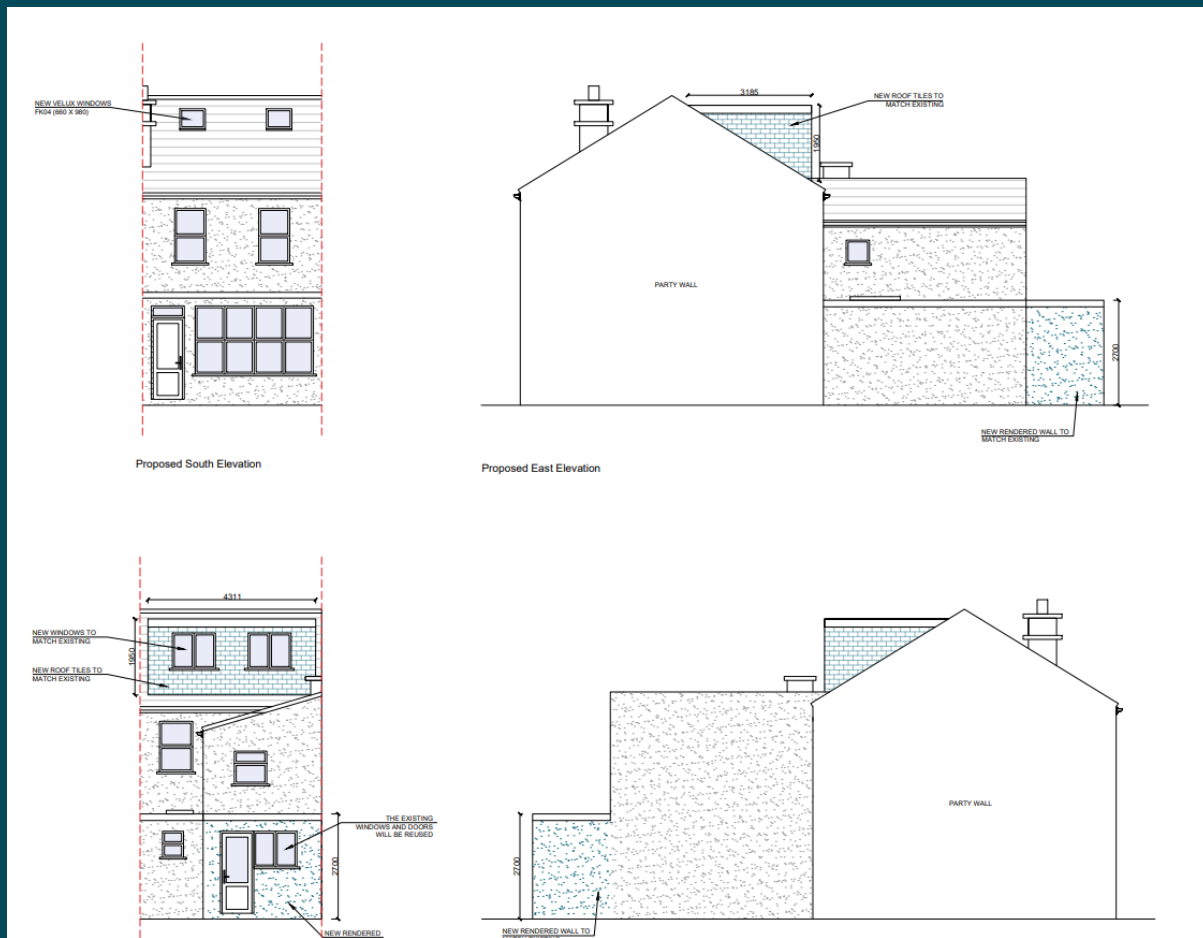


Fig.4: Proposed Elevations

The Town and Country Planning (General Permitted Development) (England) Order 2015 Class A – enlargement, improvement or other alteration of a dwellinghouse

Accordance with the General Permitted Development Order

Class C – Other alterations to the roof of a dwellinghouse

- a) permission to use the dwellinghouse as a dwellinghouse has **not** been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- b) the alteration **will not** 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;
- c) **it will not** result in the highest part of the alteration being higher than the highest part of the original roof; or
- d) it does **not consist** of or include—
 - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Class A

This proposed extension falls under **Class A of Part 1, Schedule 2** of the **Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)** – relating to the enlargement, improvement or other alteration of a dwellinghouse.

Subject to the following criteria being met, **planning permission is not required**:

- a) The extension does **not exceed 3m in height**.
- b) The extension does **not extend beyond the rear wall** of the original dwellinghouse by more than 3 metres for a terraced or semi-detached house
- d) The materials used in the exterior work are of a **similar appearance to those used in the existing house**.
- e) The extension does **not include a veranda, balcony or raised platform**.
- f) The total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) would **not exceed 50%** of the total curtilage area (excluding the original house).
- g) The development is **not on Article 2(3) land** (e.g. conservation area, AONB, etc.) where further restrictions apply.

Conclusion

The proposal aligns with permitted development criteria and therefore we implore the council to approve the application without delay.