

Supporting Statement

Proposed Lawful Development Certificate

Mimosa, Pierces Hill, Tilehurst, Reading, RG31 6RD

Introduction

This statement has been prepared in support of an application for a Proposed Lawful Development Certificate in respect of the replacement of the existing rear dormers with a flat-roof rear dormer at Mimosa, Pierces Hill, Tilehurst, Reading, RG31 6RD.

The application seeks confirmation that the proposed development constitutes permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Site and Planning History

The application property comprises a lawful detached two-storey chalet-style dwellinghouse.

Planning permission was previously granted under reference PL/25/0775 for a proposed rear dormer extension. The applicant now proposes a revised flat-roof rear dormer and accordingly seeks confirmation that the revised proposal constitutes permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

At the time of submission, preparatory roof works have commenced; however, the proposed rear dormer has not yet been constructed.

Assessment

The proposed development has been designed to comply with the limitations and conditions of Class B.

In particular:

- The volume of the proposed dormer is 27.55m³.
(50m³ is the maximum additional volume permitted for a detached dwellinghouse.)
- The dormer is set back approximately 770mm from the original eaves.
- The dormer is positioned approximately 1400mm below the existing ridge and does not exceed the height of the existing roof.
- The development does not extend beyond any roof slope fronting the highway.
- The dormer cheeks will be finished in hung tiles to match the existing roof.

Details of the above are demonstrated on the proposed elevations plan ref. 16025-06

Conclusion

It is considered that the proposed development satisfies the requirements of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Accordingly, it is respectfully requested that Reading Borough Council issue a Lawful Development Certificate confirming that the proposed development is lawful.