

DELEGATED APPLICATION REPORT

Target Date: 12/04/22

Application No: 220298/HPA

Address: 66 St Michaels Road

Proposal: Single storey rear extension

Case officer: Tom Hughes

Introduction

Under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the 2015 Order") the following is allowed:

A single storey extension, beyond the rear wall of a house, between 3m and 6m in depth, and up to 4m in height

provided the development is not excluded by virtue of the criteria in Paragraph A.1 of the 2015 Order.

The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

Site Description and Surrounding Area

66 St Michaels Road is a semi-detached dwelling. A short two storey rear projection extends part-way across the rear elevation. The dwelling has a single storey rear extension and converted loft, with side and rear dormers. A detached garage is located to the rear of the dwelling. The surrounding area is residential in character.

Proposal

The proposal falls to be considered under Paragraph A.1 (g) and accordingly Condition A4 applies.

The applicant has provided information on the proposed single storey rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 4.2m
- Have a maximum height of 3.6m
- Have an eaves height of 2.6m

Plans Submitted

The applicant submitted the following, received on 02/03/22:

Block Plan

Existing Ground Floor Plan

Existing Elevations

Proposed Ground Floor Plan

Proposed Elevations

Photographs

Planning History

None.

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on the adjoining owners and occupiers at of the proposed extension providing a period of 21-days for representations to be made. The 21 day consultation period expired on 24/03/22. No letters of representation have been received.

Policies

Legal and Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan (2019)

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy H9 - House Extensions and Ancillary Accommodation

Appraisal

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015. The development would not meet the criteria of para. A.1 (j) (iii) - *'the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse'*, or para. A.1 (ja) - *'any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)'*.

The proposal is for a single storey rear extension, extending aside and beyond an original two storey rear projection, enlarging the existing rear extension. The width of the original dwellinghouse at its widest point is approximately 5.6m. The proposal would have a width of 5.15m at its widest point. Where the enlarged part extends beyond a wall forming a side elevation of the original dwellinghouse, the restrictions in (j) will apply. The proposal does not comply with the criteria of (j) (iii) as the width of the enlarged part would exceed half the width of the original dwellinghouse.

Recommendation

Refuse prior approval