

## DELEGATED HOUSEHOLDER APPLICATION REPORT

**Application No:** 211979

**Address:** 5 Park Crescent, Reading RG30 2NL

**Applicant:** Mr Faith Ates

**Proposal:** Proposed single storey rear extension

**Target date:** 17/01/2022

**Case officer:** Marcelina Rejwerska

### 1. Introduction

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

*‘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’*

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

The application site is a detached property and therefore an extension is restricted to a depth of 8m. Permitted Development rights have not been restricted by way of a direction made under a condition attached to an express planning permission.

### 2. Proposal

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

- Extend beyond the rear wall of the original dwelling by 6m
- Have a maximum height of 3.93m
- Have an eaves height of 2.67m

The proposal can be considered under Paragraph 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 - **Complies**
  - (ii) exceed 4 metres in height - **Complies**

and accordingly, Condition A.4 applies.

### 3. Plans Submitted

The agent submitted the following drawings/ information:

P1277-03 Proposed Plans and Elevations

Received 10/12/2021

P1277-02 Existing Plans and Elevations

P1277-01 Location and Block Plan

Received 7/12/2021

#### **4. Planning History**

None.

#### **5. Notification**

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 15/12/2021 adjoining owners and occupiers at 4 and 6 Park Crescent providing a period of 21-days for representations to be made. The 21 day consultation period expired on 05/01/2022.

No representations have been received and therefore the LPA can only assess the proposal under the above General Permitted Development Order criteria as opposed to planning policy.

Therefore, notification is provided that Prior Approval is not required.

The extensions must be carried out in accordance with the information provided to the LPA (depth 6m, max height 3.93m, eaves 2.67m) and is subject to Condition A.3 (a) of the 2015 Order.

#### **6. Equalities Impact**

In determining this application, the Local Planning Authority has had regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, and sexual orientation. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

#### **7. Discussions with applicant**

None.

#### **8. Decision**

Notification is given that Prior Approval is not required for the extension proposed under proposed under Class A, Part 1, of Schedule 2 to the Town and Country

Planning (General Permitted Development) (England) Order 2015, as amended (Prior Approval).