

DELEGATED APPLICATION REPORT

Target Date: 08/12/21

Application No: 211776/HPA

Address: 8 Blenheim Road, Reading

Proposal: Single storey rear extension

Case officer: Sian Hickey

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 terraced 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.

The application site falls within an Article 4 area to control change of use from C3 - C4 HMO. No other PD rights have been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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

The application site is a two storey terraced dwelling. A two storey element projects at the rear. The surrounding area is predominantly residential.

Proposal

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

The agent has provided the following information on the proposed single storey extension

The rear extension would:

- Extend beyond the rear wall of the original dwelling by 6m
- Have a maximum height of 2.9m
- Have an eaves height of 2.9m

Plans Submitted

The agent submitted the following drawings, received on 28th October 2021:

Drawing No: PL-02 -Existing and Proposed Block Plan

Planning History

211772 - Certificate of Lawfulness for a proposed rear dormer - To be determined

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 4th November 2021 the adjoining owners and occupiers at 6 and 10 Blenheim Road and 13 Donnington Road of the proposed extension providing a period of 21 days for representations to be made. The 21 day consultation period expired on 25th November 2021.

No letters of representation have been received.

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 Paragraph A.1 (j) (iii) - *'(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
(iii) have a width greater than half the width of the original dwellinghouse;'*

The application building has an existing rear projection which forms part of the original house creating a 'wall forming a side elevation of the original dwellinghouse'. Therefore it is concluded that the proposed rear extension 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 dwelling. As such the proposal does not meet the relevant criteria of the GPDO and does not qualify as permitted development.

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.

Discussions with applicant

Officers have worked positively and proactively to consider this proposal within the prescribed timetable.

Recommendation

Refuse prior approval

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 Paragraph A.1 (j) (iii) - *‘(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
(iii) have a width greater than half the width of the original dwellinghouse;’*

Prior Approval cannot be granted in this instance and is refused because the extension will extend past a wall forming the side elevation of the original dwellinghouse, and will have a width that is greater than half the width of the original property.

INFORMATIVES

- Refused Plans

The refusal relates only to the following plans and drawings as received by the Local Planning Authority on 28th October 2021:

Drawing No: PL-02 - Existing and Proposed Block Plan