

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211655

Address: 8 Hartland Road, Reading RG2 8BN

Applicant: Mrs Nida Ebrahim

Proposal: Construction of rear extension which extends overall 6.0m behind the rear wall of original house.

Target date: 15/11/2021

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 an end-terrace property and therefore an extension is restricted to a depth of 6m. 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 3.4m
- Have an eaves height of 2.95m

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:

PR-01 P1 - Location and Block Plan

Received 5/10/2021.

4. Planning History

121651 - Two-storey side extension and part single/two storey rear extension - Application Permitted on 9/11/2012 but not implemented.

5. Notification

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 14/10/2021 adjoining owners and occupiers at 6 and 10 Hartland Road providing a period of 21-days for representations to be made. The 21 day consultation period expired on 04/11/2021.

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 3.4m, eaves 2.95m) 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).