

DELEGATED APPLICATION REPORT

Target Date: 10/06/2021

Application No: 210674/HPA

Address: 77 De Beauvoir Road, Reading

Proposal: Single storey rear extensions

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 falls within an Article 4 area which removed permitted development rights for changes from C3 dwellinghouses to C4 small HMOs. No other PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

The application site is not within a Conservation Area.

PROPOSAL

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

The agent has provided information on the proposed rear extensions. The extensions would:

- Extend beyond the rear wall of the original dwelling by 5.01m and 3.5m
- Have a maximum height of 2.95m
- Have a height to eaves of 2.75m

PLANS SUBMITTED

The agent submitted the following drawings:

Drawing No. BK-Deb77:001 - Proposed Block Plan

Drawing No. BK-Deb77:002 - Location Plan

Drawing No. BK-Deb77:003 - Proposed Floor Plans

Drawing No. BK-Deb77:004 - Proposed Elevation Plans

PLANNING HISTORY

None

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 5th May 2021 the adjoining owners and occupiers at 75 and 79 De Beauvoir Road, and 50 Carnarvon Road of the proposed extensions providing a period of 21 days for representations to be made. The 21 day consultation period expired on 26th May 2021. No objection letters have been received.

As such, because there have been no objections, the proposed extensions are Permitted Development under the 2015 Order.

Notification can be provided that Prior Approval is not required.

The extensions must be carried out in accordance with the information provided to the LPA (depth 5.01m and 3.3m, max height 2.95m, eaves 2.75m), and is subject to Condition A.3 (a) of the 2015 Order or any subsequent amendments to regulations.

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.

DECISION

Notification is given that Prior Approval is not required for the extensions proposed under Class A, Part 1, of the 2015 Order.