

DELEGATED APPLICATION REPORT

Target Date: 18/08/2020

Ward: Southcote

App Ref: 200964/HPA

Address: 299 Southcote Lane, Reading, RG30 3BG

Proposals: Rear extension measuring 6 metres in depth, with a maximum height of 3 metres and 2.80 metres in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015

Case Officer: Mr David Brett

Applicant: Mrs Lakhvinder Sandhu

Date received (valid from): 08/07/2020

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:

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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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

The proposal site is an end terraced dwelling located on Southcote Lane, Southcote. Southcote Lane at this point is predominantly residential in nature and largely consists of a mix of terraced and semi-detached houses. Manor Primary School is directly south east of the proposal site.

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 single storey rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 6m
- Have a maximum height of 3.0m
- Have an eaves height of 2.8m

Plans Submitted

The agent submitted the following:

- Existing and Proposed Plans - 2020/001/01
- Existing and Proposed Elevations - 2020/002/02
- Proposed Block Plan - 2020/003/03
- Site Location Plan - 2020/004/04

Received on 08/07/2020

Planning History

None

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 16/07/2020 the adjoining owners and occupiers at 297 Southcote Lane, 301 Southcote Lane, 20 Wharfedale Gardens and Manor Primary School providing a period of 21 days for representations to be made. The 21 day consultation period expired on Thursday 6th August 2020.

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

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 (6m in depth, with a maximum height of 3.0m and 2.8m in height to eaves level) and is subject to Condition A.3 (a) of the 2015 Order.

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.

Recommendation

Prior Approval is not required

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

Standard conditions & informatives &:

Consideration was given to the following information received by the Local Planning Authority on 8th July 2020:

- Existing and Proposed Plans - 2020/001/01
- Existing and Proposed Elevations - 2020/002/02

- Proposed Block Plan - 2020/003/03
- Site Location Plan - 2020/004/04