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Your Ref:

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6 May 2021

Advice without prejudice

Your contact is: Richard Eatough, Planning

Dear Mr. White,

Pre-application reference 210274
Pre-application advice for proposed rear extension
26 Haywood Way, Reading

Thank you for submitting your proposed pre application scheme and I apologise for the delay in supplying this written advice.

Firstly I notice from the planning history there was a similar proposal originally submitted in 2018 which was not ultimately pursued and was ultimately deleted from our system. The original design on that application (ref. 180865/HOU) appears to be the same as this proposal. However, this was amended in July 2019 for a subsequent drawing (confusingly, with the same reference) showing a stepped edge towards the adjoining neighbour to the south (No. 27). For the record, were that solution to have been pursued, that is likely to have received planning permission, in my opinion.

The current preapplication shows a large rear extension to the ground floor. I think the best way to respond is in terms of the two main options: permitted development/Prior Approval; and applying for planning permission.

Subject to a number of constraints, a single storey rear extension of no more than 3 metres to the rear of a semi-detached property would be likely to be a permitted development (for confirmation of this a Certificate of Lawful Proposed Use or Development should be submitted to this Authority).

Relatedly you may be aware that there is a Householder 'prior approval' process which can allow for extensions extending no more than six metres from the rear original elevation of the building; but there is a notification system involved and there has to be no objections from either adjoining neighbour. I note that you

have supplied letters saying that your neighbours do not object to the proposal, but I am afraid that this is not going through the correct system. If you seek an extension this this long, you will need to go through the prior approval process accordingly. Permission could still be refused, however.

The second part of this letter is going to respond on the basis of were there to be a planning application submitted for the scheme design now proposed and in these instances, our planning policies need to come into play to decide if planning permission is likely to be granted (in terms of Policy CC7, our design policy, H9 our extensions policy and our Design Guide to House Extensions). My response on this point is that the proposal as submitted it is not likely to be supportable.

Our house extensions supplementary planning document advises that rear extensions should be no more than 4 metres long:

<https://images.reading.gov.uk/2019/12/Design-Guide-to-House-Extensions-SPD-adopted-March-2021.pdf> This document also contains information on the prior approval system.

I am content with the effect on No. 25. However, I do have concerns for the overbearing nature of the development on No. 23 as this would not be a neighbourly proposal. I would therefore advise that if you are submitting a planning application it should be no more than 4 metres in length but then could step into a kind of L shaped design towards the northern boundary, or alternatively, the later plan which was submitted for application 180865/HOU.

This advice is offered without prejudice and again I apologise for the delay but I hope this response is clear on your options on the Council's likely response to any type of application which you may choose to submit. If you require clarification of any of the above points, please contact me. You may need a planning agent to act on your behalf. Separate consent under the Building Regulations would in any event be required.

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'Richard Eatough', with a stylized flourish at the end.

Richard Eatough
Acting Development Management Team Leader