

DELEGATED APPLICATION REPORT

Ward: Church

App Ref: 201092/HPA

Address: 148 Linden Road, Reading, RG2 7EH

Proposals: Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, and 3.0m 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 (Amended Description).

Case Officer: Mr David Brett

Applicant: Ms Tamina Kulsoom

Date received: 31/07/2020

Valid from: 31/07/2020

Target Date: Extended from 10/09/2020 to 09/10/2020 to allow for re-consultation.

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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 a two-storey terraced dwelling located on Hampden Road, Caversham. The surrounding area is considered predominantly residential.

Proposal

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

The applicant 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 3m
- Have an eaves height of 3m

Plans Submitted

The agent submitted the following:

- Location and Site Plan

Received on 31/07/2020

- Existing Plan - 1
- Proposed Plan - 2
- Existing Rear Elevation + Proposed Rear Elevation - 3
- Side Elevation/Section - 4

Received on 26/08/2020

Planning History

200789 - Rear extension measuring 6m in depth, with a maximum height of 4m and 4m 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 - Application withdrawn on 20/07/2020

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the LPA originally notified on 05/08/2020 the adjoining owners and occupiers at 146 Linden Road and 150 Linden Road providing a period of 21 days for representations to be made. The 21 day consultation period expired on 26th August 2020.

An objection to the application was received from 150 Linden Road on 17/08/2020 during the initial consultation, objecting to the size and scale of the proposal. The applicant was notified about the objection received from the neighbour and proceeded to discuss the application with the resident of 150 Linden Road. Following the discussion, the objection to the application from 150 Linden Road was later withdrawn in writing on 04/09/2020. The concern from 150 Linden Road raised due to the dimensions of the proposal listed on the application form by the applicant. The applicant had originally stated the maximum achievable dimensions under Class A on the application form. The plans submitted for the proposal showed a smaller proposal to the dimension stated on the application form. This was explained to the neighbour at 150 Linden Road by the applicant.

After officer discussions with RBC Legal Services, it was agreed that if the neighbour at 150 Linden Road withdrew their objection, the neighbours would be reconsulted based on accurate dimensions for the proposal on the application form. The re-consultation for the application commenced on 08/09/2020 (ending on 29/09/2020) once a revised application form had been submitted. No responses were received to this consultation.

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 3m and 3m 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.

Informative:

Consideration was given to the following information received by the Local Planning Authority:

- Location and Site Plan

Received on 31/07/2020

- Proposed Plan - 2
- Existing Rear Elevation + Proposed Rear Elevation - 3
- Side Elevation/Section - 4

Received on 26/08/2020