

Application No: 201395/HPA**Address:** 46 Geoffreyson Road**Proposal:** Single storey rear extension**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 semi-detached dwelling, 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

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 rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 4m
- Have a maximum height of 3.7m
- Have a height to eaves of 2.3m

Plans Submitted

The applicant submitted the following drawing, received on 5th October 2020:

Drawing No. AB_01 – Existing Floor Plans and Elevations, Block Plan and Location Plan

Drawing No. AB_02 – Proposed Floor Plans and Elevations

Planning History

200661 – Single storey rear extension - Withdrawn

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 8th October 2020 the adjoining owners and occupiers at 48, 44 and 44A Geoffreyson Road, of the proposed extension providing a period of 21 days for representations to be made. The 21 day consultation period expired on 29th October 2020.

One objection has been received from the owners of 44 Geoffreyson Road, raising concerns about depth and width of the proposed extension and its proximity to the boundary.

In accordance with Paragraph A.4 of Class A, the receipt of representation from a neighbouring property allows the LPA to assess the impact of the proposals on the amenity of all neighbours.

Policies

Legal and Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) – among them the ‘presumption in favour of sustainable development’.

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan 2019

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

Supplementary Planning Guidance – A Design Guide to House Extensions

Appraisal

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In accordance with this legislation neighbours have been consulted on this proposal and a letter of representation has been received. Therefore, the Local Planning Authority is required to consider the impact of the proposed development on the amenity of adjoining properties to determine if it can grant Prior Approval.

Impact on Amenity of Neighbours

The application site is a two storey semi-detached property. The proposal is to erect a single storey rear extension, extending across the width of the dwelling by 6.041m, projecting to a depth of 4m. The proposal would have a pitched roof with a maximum height of 3.7m, and a height to eaves of 2.3m. A minimal gap would be maintained to the boundary with the adjoining neighbour at 44 Geoffreyson Road.

Policy CC8 seeks to safeguard residential amenity. The Council's Supplementary Planning Guidance (SPG) states that depending on the individual site circumstances rear extensions that exceed a depth of 4m will not normally be granted planning permission where there is insufficient space to accommodate such depth.

Whilst the depth of the proposal does not exceed ~~the Council SPG guidelines~~, there exists a generous rear garden with sufficient usable space available for the occupants. ~~The~~ extension has a relatively modest ridge and eaves height, and the extension would also be located to the north of the attached neighbour (44 Geoffreyson Road).

These factors are therefore considered sufficient to prevent any significant harm to the amenity of occupiers of 44 Geoffreyson Road in terms of overbearing effects, loss of light, or

loss of privacy. Therefore, the proposal is considered to be in accordance with CC8 (Safeguarding amenity) of the Reading Borough Local Plan (2019).and the guidance contained within the SPG.

Having assessed the impact of the proposed development on the amenity of the adjoining neighbour the LPA is satisfied that the proposed rear extension would not be sufficiently harmful to warrant the refusal of the application.

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.

Positive and Proactive Engagement

This is an application of whether prior approval is required. The requirements of paragraph 38 of the NPPF for the local planning authority to engage in a proactive manner are therefore not required.

Conclusion

The proposed single storey rear extension would accord with Policy CC8 of the Reading Borough Local Plan 2019. Prior approval is therefore granted under Class A, Part 1, of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In accordance with Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended):

1. The development shall be carried out in accordance with the details approved by the Local Planning Authority namely:

Drawing No. AB_01 – Existing Floor Plans and Elevations, Block Plan and Location Plan
Drawing No. AB_02 – Proposed Floor Plans and Elevations

2. The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Informatives

1. Enforcement action may be taken if the development is not carried out in accordance with the submitted details and in accordance with all other requirements of Class A.

2. This notice relates to proposed development in accordance with A.1.(g) of Part 1 of Schedule 2 to The Town and Country (General Permitted Development) Order 2015 (the GPDO) (as amended).

3. Permitted Development Rights under Part 1 apply only to dwelling houses as defined in the GPDO. Your property will not benefit from Permitted Development Rights and Planning Permission will be required if it contains one or more flats or is in non-residential use or only partly in residential use combined with some other use.

4. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.