

DELEGATED APPLICATION REPORT

Target Date: 14/01/20

Application No: 191910/HPA

Address: 76 Blenheim Road

Proposal: Rear extensions measuring 3.19m and 5.97m in depth, with a maximum height of 3.35m, and 2.65m 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: 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"), as amended, the following is allowed:

A single storey extension, beyond the rear wall of a terraced property, 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.

PD rights have not been withdrawn or restricted by way of a condition attached to an express planning permission.

The application site falls within an Article 4 area which removed permitted development rights for changes from C3 dwellinghouses to C4 small HMOs.

PROPOSAL

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

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

- Extend beyond the rear wall of the original dwelling by 5.97m and 3.19m
- Have a maximum height of 3.35m
- Have an eaves height of 2.65m

PLANS SUBMITTED

The applicant submitted the following drawings received 02/12/2019:

76BR:01 – Location Plan
76BR:02 – Block Plan
76BR:03 – Existing Ground Floor Plan
76BR:04 – Proposed Ground Floor Plan
76BR:05 – Existing & Proposed Elevations

PLANNING HISTORY

None

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 17/12/19 the adjoining owners and occupiers at 74 and 78 Blenheim Road, 81 and 83 Donnington Road, and 268 Tilehurst Road providing a period of 21-days for representations to be made. The 21 day consultation period expired on 7th January 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 (depth 3.19m and 5.97m, max height 3.19m, eaves 2.65m) 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.

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 Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (Prior Approval).