

DELEGATED APPLICATION REPORT

Target Date: 01/12/20

Application No: 201479/HPA

Address: 10 Stanhope 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 house, 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 agent has provided information on the proposed rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 6m
- Have a maximum height of 3.5m
- Have a height to eaves of 2.8m

PLANS SUBMITTED

The agent submitted the following drawing received on 21st October 2020:

Drawing No: SR-01 - Location Plan and Block Plan

PLANNING HISTORY

161238 - Rear extension measuring 6m in depth, with a maximum height of 3.55m, and 2.8m in height to eaves level. - Prior Approval not required.

100765 - Two storey side and rear extension and single storey rear extension - Permitted

091707 - Two storey side and rear extension and single storey rear extension. (Resubmission)
- Refused

090221 - Two storey side and rear extension and single storey rear extension. - Refused

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 27th October 2020 the adjoining owners and occupiers at 8, 12 and 14 Stanhope Road of the proposed extension providing a period of 21 days for representations to be made. The 21 day consultation period expired on 17th November 2020.

One letter of objection was received from the owners of 12 Stanhope Road. The letter was received outside of the relevant time frame but nonetheless has been considered based on information available.

Policy CC8 of the Local Plan seeks to safeguard residential amenity. The Council's Supplementary Planning Guidance (SPG) for House Extensions 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 exceeds 4m, there exists a generous rear garden with sufficient usable space available for the occupants. This, combined with the relatively modest ridge and eaves height is considered sufficient to prevent any significant harm to the amenity of occupiers of 12 Stanhope 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.

As such, the proposed extension is Permitted Development under the 2015 Order.

Notification can be provided that Prior Approval is not required.

The extensions must be carried out in accordance with the information provided to the LPA (depth 6m, max height 3.5m, eaves 2.8m), and is subject to Condition A.3 (a) of the 2015 Order or any subsequent amendments to regulations.

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 extension proposed under Class A, Part 1, of the 2015 Order.