

DELEGATED APPLICATION REPORT

Target Date: 10/10/19

Application No: 191428/HPA

Address: 42 William Street

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 terraced 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.

PD rights have not been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 application site is a two storey terraced dwelling. A single storey element projects at the rear. The surrounding area is predominantly residential.

Proposal

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

The agent has provided the following information on the proposed single storey extension

The rear extension would:

- Extend beyond the rear wall of the original dwelling by 6m
- Have a maximum height of 3m
- Have an eaves height of 2.7m

Plans Submitted

The agent submitted the following drawings, received on 30th August 2019:

Location Plan

Drawing No: 1252/7 – Block Plan

Drawing No: 1252/1 – Plans as Existing

Drawing No: 1252/4 – Plans as proposed

Planning History

None

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 6th September 2019 the adjoining owners and occupiers at 40 and 44 William Street and 159 and 161 Great Knollys Steet of the proposed extension providing a period of 21 days for representations to be made. The 21 day consultation period expired on 27th September 2019.

A complaint was made to Reading Borough Council Planning Enforcement Team on 09/09/2019 regarding unauthorised development at 42 William Street.

Assessment

A Planning Enforcement Officer carried out a site visit at the property. The photographs from the site visit dated 25/09/19 show work for the rear extension has already begun, foundations and oversite have been laid in readiness to erect an extension 6m in depth. Class A.4 (10) of the GPDO 2015 states that the development must not begin before the occurrence of one of the following—

- (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
- (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
- (c) the expiry of 42 days following the date on which the information referred to in subparagraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

As such, the proposed development does not meet the Permitted Development criteria as stated under Class A.4 (10), Part 1, Schedule 2, of The Town and Country Planning (General Permitted Development) (England) Order 2015 and prior approval cannot be granted in this instance.

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

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Officers have worked positively and proactively to consider this proposal within the prescribed timetable.

Reason

Prior Approval cannot be granted in this instance and is refused because the development has already begun for the proposed rear extension and thus does not meet the requirement Under Class A.4 (10), Part 1, Schedule 2, of The Town and Country Planning (General Permitted Development) (England) Order 2015.

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