

DELEGATED APPLICATION REPORT

Target Date: 10/02/2019

Application No: 190010/HPA

Address: 29 Carlton Road, Caversham RG4 8HJ

Proposal: Rear extension measuring 4.6m in depth, with a maximum height of 4m and 3m 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: Anthony Scholes

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:

(g) A single storey extension, beyond the rear wall of a detached property, between 4m and 8m 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 can be considered under Paragraph A.1 (g) and accordingly Condition A4 applies.

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

- Extend beyond the rear wall of the original dwelling by 4.6m
- Have a maximum height of 4.0m
- Have an eaves height of 2.85m

PLANS SUBMITTED

The applicant submitted the following drawings:

Drawing No. P1821-01 - Location plan and block plan

As Received: 2 January 2019

Drawing No. P1821 - 02 - Existing and proposed elevations

As received: 15 January 2019

Drawing No. P1821 - 02 - Rev A - Existing plan and elevations

Drawing No. P1821 - 03 - Proposed plan and elevations

As Received: 17 January 2019

RELEVANT PLANNING HISTORY

None.

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 7 January 2019 the adjoining owners and occupiers at 27 and 31 Carlton Road, and 47a and 49 Conisboro Avenue, Caversham, providing a period of 21-days for representations to be made. The 21 day consultation period expired on 28 January 2019. One letter of objection was received on 25 January 2019, the submission related to matters covered by the Party Walls Act, which are not able to be considered under planning legislation.

As such, 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 4.6m, max height 4.0m, eaves 2.85m) and be completed before 30th May 2019 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. The applicant's agent was advised to provide elevations to clarify the proposed development, following lodgement of a site plan only. The agent provided the additional material on 17 January 2019.

DECISION

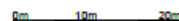
Notification is given that Prior Approval is not required for the extension proposed under proposed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (Prior Approval).



LOCATION PLAN
SCALE 1 : 1250



BLOCK PLAN
SCALE 1 : 500



NOTES

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Client:

MR & MRS MEHMET

Project:

SINGLE STOREY REAR EXTENSION

Location:

29 CARLTON ROAD,
CAVERSHAM, READING RG4 7NT

Drawing Title:

LOCATION PLAN & BLOCK PLAN

Date:

DEC 2018

Sheet Size:

A3

Drawn:

MC

Drawing No:

P1821-01

Revision: