

DELEGATED PLANNING APPLICATION REPORT

Ward: Whitley

App Ref: 240719/HPA

Address: 13 Spencer Road, Reading, RG2 8TW

Proposals: Rear extension measuring 4.5m in depth, with a maximum height of 3.01m, 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: Mr Gary Miles

Date received (valid from): 4 June 2024 Target Decision date: 15 July 2024

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:

Rear extension measuring 4.5m in depth, with a maximum height of 3.01m, 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.

The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 proposed for it 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 4.5m
- Have a maximum height of 3.1m
- Have a height to eaves of 2.65m
- Have a flat roof with a large roof light
- New French doors and window to rear elevation

PLANS SUBMITTED

The agent submitted the following documents received by the Local Planning Authority on 4th June 2024:

Drawing no: P1539-01 Location & Block Plan, dated June 24

Drawing no: P1539-02 Existing Plans & Elevations, dated June 24

Drawing no: P1539-03 Proposed Plans & Elevations, dated June 24

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 4th June 2024 the adjoining owners and occupiers at the following addresses:

15 Spencer Road, Reading, RG2 8TW
11 Spencer Road, Reading, RG2 8TW

The 21-day consultation period expired on 28th June 2024.

No letters of representation have been received.

DECISION

Notification is given that Prior Approval is not required for the extension proposed under Class A, Part 1, of the 2015 Order.