

DELEGATED PLANNING APPLICATION REPORT

Ward: Tilehurst

App Ref: 240430/HPA

Address: 12 Bramble Crescent, Tilehurst, Reading, RG30 4TX

Proposals: Rear extension measuring 3.5m in depth, with a maximum height of 4m, and 2.4m 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 April 2024 **Target Decision date:** 15 May 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:

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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 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 3.525m
- Have a maximum height of 4m
- Have a height to eaves of 2.4m

PLANS SUBMITTED

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

Drawing no: FW10-Site/Location Plan dated 29th March 24

Drawing no: FW11-Existing Ground Floor Layout dated 29th March 24

Drawing no: FW12-Proposed Ground Floor Layout (Preliminary) dated 29th March 24

Site Location Plan

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 12th April 2024 the adjoining owners and occupiers at the following addresses:

1b Bramble Crescent, Tilehurst, Reading, Berkshire, RG30 4TX
11 Bramble Crescent, Tilehurst, Reading, RG30 4TX
1 Bramble Crescent, Tilehurst, Reading, RG30 4TX
11 Harrier Close, Woodley, Reading, RG54PE

The 21-day consultation period expired on 3rd May 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.