

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/24/0893 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 54 SHIRLEY AVENUE, READING, RG2 8TD

Proposal: Rear extension measuring 3.7m in depth, with a maximum height of 3m, and 2.9m 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. (amended)

Applicant: Mr Amir Abbasi

Received date: 2024-07-22

Target Decision date: 2024-10-18 (EXT)

Case Officer: Huimin Chen

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 rear extension, beyond the rear wall of a terraced dwelling, 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 3.7m
- Have a maximum height of 3 m
- Have a height to eaves of 2.9m

Plans Submitted

Location plan

Planning statement

Block plan

Drawing No. SC/24/333-101 – Existing plans

Drawing No. SC/24/333-101 – Existing elevations

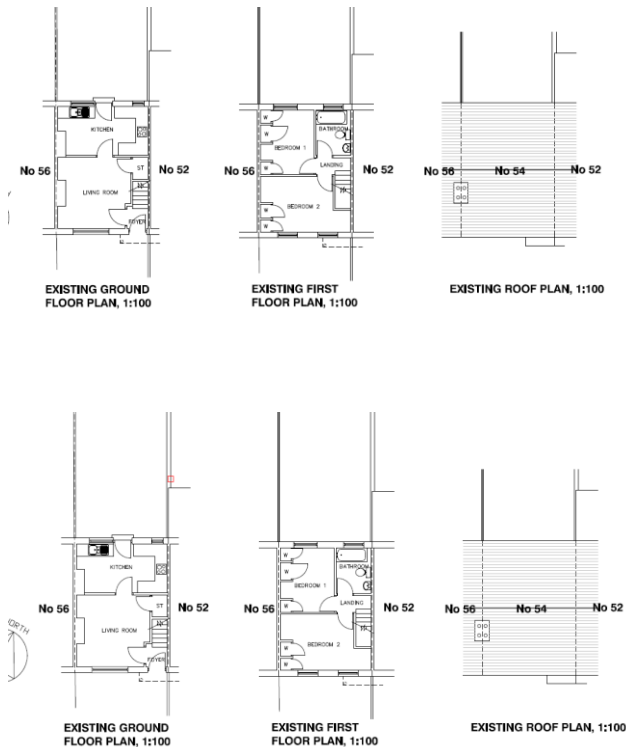
Drawing No. SC/24/333-201 – Proposed plans

Drawing No. SC/24/333-202 – Proposed elevations

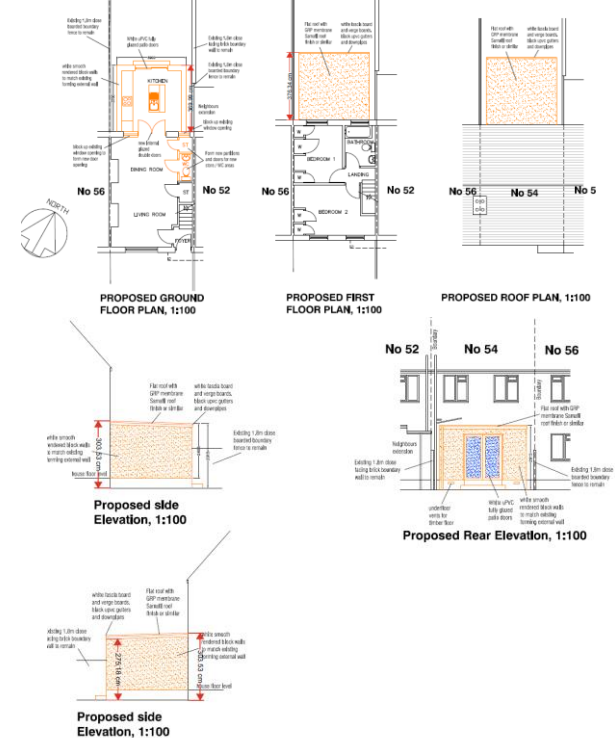
Drawing No. SC/24/333-301 – Downtaking plan and elevations

Received on 10th October 2024.

Existing plans and elevations:



Proposed plans and elevations:



Planning History

None.

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 23 July 2024 the adjoining owners and occupiers at the following addresses:

- 52 Shirley Avenue, READING RG2 8TD
- 50 Shirley Avenue, READING RG2 8TD
- 56 Shirley Avenue, READING RG2 8TD
- 54 Shirley Avenue, READING RG2 8TD

The 21-day consultation period expired on 13 August 2024. One objection letter has been received as follows from 52 Shirley Avenue.

The objection concerns the proposed side wall, which was originally to be built on the shared boundary line.

Discussions with agent/applicant

As there is an objection from no. 52 Shirley Avenue, a site visit has been conducted. Following the site visit and the communication with the agent, revisions were received on 10th October 2024. For further details, please refer to the Appraisal below.

Officers have worked positively and proactively to consider this proposal within the agreed extension of time.

Policies

Legal and Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) – among them the ‘presumption in favour of sustainable development’.

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan (2019)

Policy CC8 – Safeguarding Amenity

Design Guide to House Extensions Supplementary Planning Document (2021)

Appraisal

The original proposed development received on 2nd August 2024, has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, (as amended). In accordance with this legislation, adjoining owners and occupiers have been consulted on the proposal and a letter of representation has been received. The prior approval of the Local Planning Authority is, therefore, required as to the impact of the proposed development on the amenity of the adjoining premises.

Impact on Amenity of Neighbours

Following the communication with the agent, a site visit has been conducted and revisions were received on 10th October 2024.

The application site is a two storey terraced property. The revised proposal is to erect a single storey rear extension that is less than 4m in depth and offset from both shared boundaries by approximately 300mm. The proposal would have a sloping lean-to roof with a maximum height of 3m and an eaves height of 2.9m, along with one white UPVC fully glazed patio door on the rear elevation and internal alterations.

The revised plans have offset both side walls from the shared boundaries, which addresses the concerns raised by no. 52. There are no identified risks in terms of overbearing effects, loss of light, or loss of privacy, as it is a small-scale rear extension with a reasonable gap from the boundary and no side windows proposed. 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 SPD.

Having assessed the impact of the proposed development on the amenity of the adjoining neighbour the LPA is satisfied that the proposed rear extension would not be harmful to warrant the refusal of the application.

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.

Conclusion

The proposed single storey rear extension would accord with Policy CC8 of the Reading Borough Local Plan 2019. Prior approval is therefore granted under Class A, Part 1, of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In accordance with Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended):

1. The development shall be carried out in accordance with the details approved by the Local Planning Authority namely:
 - a) The written description of the proposed development
 - b) The plan indicating the site and showing the proposed development unless otherwise agreed by the Local Planning Authority in writing.
 - Block plan, received 10th Oct 24
 - Drawing No. SC/24/333-201 – Proposed plans, received 10th Oct 24
 - Drawing No. SC/24/333-202 – Proposed elevations, received 10th Oct 24
 - Drawing No. SC/24/333-301 – Downtaking plan and elevations, received 10th Oct 24
2. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans unless otherwise agreed in writing with the Local Planning Authority.

Informatives

1. Enforcement action may be taken if the development is not carried out in accordance with the submitted details and in accordance with all other requirements of Class A.
2. This notice relates to proposed development in accordance with A.1.(g) of Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) Order 2015 (the SPD) (as amended).
3. Permitted Development Rights under Part 1 apply only to dwelling houses as defined in the SPD. Your property will not benefit from Permitted Development Rights and Planning Permission will be required if it contains one or more flats or is in non-residential use or only partly in residential use combined with some other use.
4. The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.