

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/24/1177 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 282 HEMDEAN ROAD, CAVERSHAM, READING, RG4 7QT

Proposal: Rear extension measuring 3.84m in depth, with a maximum height of 3.45m, and 2.58m 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.

Applicant: Mr Nigel Calvin

Received date: 2024-09-09

Target Decision date: 2024-10-21

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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 3.84m
- Have a maximum height of 3.45 m
- Have a height to eaves of 2.58m

Plans Submitted

23107.S.PD- 01 – Existing Ground Floor Plan

23107.S.PD- 02 – Existing First Floor Plan

23107.S.PD- 03 – Existing Roof Plan

~~23107.S.PD- 04 – Existing Elevations~~

~~23107.S.PD- 05 – Proposed Ground Floor Plan~~

23107.S.PD- 06 – Proposed First Floor Plan

23107.S.PD- 07 – Proposed Second Floor Plan

~~23107.S.PD- 08 – Proposed Elevations~~

23107.S.PD- 09 – Location Plan

23107.S.PD- 10 – Block Plan

As received on 9th September 2024.

Following the communication with the agent regarding drafting errors, revisions has been received as follows:

23107.S.PD- 04 – Existing Elevations

23107.S.PD- 05 – Proposed Ground Floor Plan

23107.S.PD- 08 – Proposed Elevations

As received on 10th October 2024.

& an email confirms that all proposed materials are to match those of the existing property.

Planning History

PL/24/0621/CLP - Single storey rear extension with internal alterations and loft conversions. – Approved.

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:

- 286 Hemdean Road, Caversham, READING RG4 7QT
- 284 Hemdean Road, Caversham, READING RG4 7QT
- 282 Hemdean Road, Caversham, READING RG4 7QT
- 280 Hemdean Road, Caversham, READING RG4 7QT

The 21-day consultation period expired on 13 August 2024. No objection letters have been received.

As such, because there have been no objections, the proposed extension is Permitted Development under the 2015 Order.

Notification can be provided that Prior Approval is not required.

The extension must be carried out in accordance with the information provided to the LPA (depth 3.84m, max height 3.45m, eaves 2.58m), and is subject to Condition A.3 (a) of the 2015 Order or any subsequent amendments to regulations.

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.

Decision

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