

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/25/0009 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 233 BASINGSTOKE ROAD, READING, RG2 0HY

Proposal: Rear extensions measuring 6m and 3m in depth, with a maximum height of 2.85m and 2.375m 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 and Mrs Bashara Hussain

Received date: 03/01/2025

Target Decision date: 17/02/2025

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 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The application site is not within a Conservation Area nor have PD rights regarding the rear extension been withdrawn. It falls within the Article 4 direction area.

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 6m and 3m
- Have a maximum height of 2.85m
- Have a height to eaves of 2.375m

PLANS SUBMITTED

- Drawing No: PA/A688/01 Existing and Proposed Ground Floor Plans
- Drawing No: PL/A688/02 Existing Elevations
- Drawing No: PL/A688/03 Proposed Elevations
- ~~Drawing No: PL/A688/04 Location Map and Site Plan~~

Received on 3 January 2025.

- Drawing No: PL/A688/04 Location Map and Site Plan, received on 13 February 2025.
(Planning Officer's note: Further to communication with the agent, only Drawing No: PL/A688/04 Location Map and Site Plan, received on 13 February 2025, would be under consideration.)

PLANNING HISTORY

None.

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 8 January 2025 the adjoining owners and occupiers at the following addresses:

- 235 Basingstoke Road, READING RG2 0HY
- 233 Basingstoke Road, READING RG2 0HY
- 231 Basingstoke Road, READING RG2 0HY
- 32 Tavistock Road, READING RG2 7SR
- 30 Tavistock Road, READING RG2 7SR

The 21-day consultation period expired on 29 January 2025. 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 6m and 3m, max height 2.85m, eaves 2.375m), 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.

DECISION

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