

DELEGATED APPLICATION REPORT FOR PRIOR APPROVAL PART 1 CLASS A.1 (ea): LARGER HOME EXTENSION

Ward: Battle Ward

App Ref: PL/25/0086

Address: 3 FULMEAD ROAD, READING, RG30 1JX

Proposals: Rear extension measuring 4.0m in depth, with a maximum height of 3.0m, and 2.85m 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: Mishga Marshall

Date received (valid from): 24/01/2025

Target Decision date: 03/03/2025

PROPOSAL AND SUPPORTING INFORMATION

Has the developer provided sufficient information to enable the authority to establish whether the proposed development complies with the relevant conditions, limitations or restrictions as detailed within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)? YES

Had works commenced on the proposed development on the date the application was submitted? NO

The application site is a two-storey end of terrace dwelling situated on Fulmead Road. This prior notification is for the construction of a single storey rear extension

The following elements of the proposals are considered under Class A:

- A single storey extension, measuring ~4m in depth and ~3m high.

SITE VISIT

Site visit date: 31/01/2025

PLANS AND DOCUMENTS CONSIDERED RECIEVED 20/01/2025

- 1 Existing and Proposed Ground Floor Plans
- 2 Existing and Proposed Roof plans
- 3 Existing and Proposed Elevations 1
- 4 Existing and Proposed Elevations 2
- 5 Existing and Proposed Block plans
- 6 Location Map 3 Fulmead Rd Reading

RELEVANT PLANNING HISTORY

Have the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from the application site? NO

Is the development proposed the subject of a related enforcement case? NO

CONSULTATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified adjoining neighbours via site notice on 31/01/2025

No objections received.

EQUALITY ACT 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

WORKING WITH THE APPLICANT:

In dealing with this application, Reading Borough Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner to consider this proposal within the prescribed timetable.

RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)

Permitted development rights for householders - Technical Guidance September 2019

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 two storey terraced 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.

PERMITTED DEVELOPMENT RIGHTS

The grant of a certificate applies only to the lawfulness of development in accordance with planning legislation. It does not remove the need to comply with any other legal requirements such as the [Building Regulations 2010](#), or the [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(as amended\)](#) or other licensing or permitting schemes.

OFFICER COMMENTS:

The proposed extension would have a depth of ~4m and it would span the full width of the existing dwelling house. The extension has a maximum height of ~3m and a height of eaves at approximately 2.85m. The extension comprises of a flat roof design. The square footage of the proposed extension is approximately 25.16sqm. More than 50% of the curtilage will be retained. No neighbour objections were received. As such this proposal is found to comply with the requirements of Class A.

DECISION

Having regard to the proposed development and further to the assessment above, notification is given that Prior Approval is not required for the extension proposed under Class A, Part 1, of the 2015 Order.