

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/0115 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 11 MAYFIELD DRIVE, CAVERSHAM, READING, RG4 5JP

Proposal: Rear extension measuring 4.0m in depth, with a maximum height of 3.46m, and 2.91m 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: Claire Hatfield

Received date: 22/01/2025

Target Decision date: 05/03/2025

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The application site is not within a Conservation Area nor have PD rights regarding the rear extension been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 4m
- Have a maximum height of 3.46m
- Have a height to eaves of 2.91m

PLANS SUBMITTED

- Planning Photos
- Drawing No. P.M.000 – Location Plan
- Drawing No. P.M.100 – Existing Site Plan and 3D Views
- Drawing No. P.M.200 – Existing Floor Plans
- Drawing No. P.M.300 – Existing Elevations
- Drawing No. P.M.500 Rev C – Proposed Floor Plans
Received on 22nd January 2025.
- Drawing No. P.M.400 Rev D – Proposed Site Plan and 3D View
- Drawing No. P.M.600 Rev D – Proposed Elevations
Received on 21st February 2025.

PLANNING HISTORY

- PL/16/0763 – First floor side extension above existing, and loft conversion. Granted 07/09/2016.

- PL/04/0623 – Two storey side extension and rear conservatory. Granted 19/01/2005.

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 29th January 2025 the adjoining owners and occupiers at the following addresses:

- 9 Mayfield Drive, Caversham, READING RG4 5JP
- 13 Mayfield Drive, Caversham, READING RG4 5JP
- 144a Henley Road, Caversham, READING RG4 6DJ
- 11 Mayfield Drive, Caversham, READING RG4 5JP
- 144b Henley Road, Caversham, READING RG4 6DJ
- 144c Henley Road, Caversham, READING RG4 6DJ

The 21-day consultation period expired on 19th February 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 4m, max height 3.46m, eaves 2.91m), 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.