

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

Ward: Church Ward

App Ref: PL/25/0136

Address: 285 BASINGSTOKE ROAD, READING, RG2 0JA

Proposals: Single storey rear extension with a max depth of 7m and height of 2.86m

Case Officer: Mishga Marshall

Date received (valid from): 27/01/2025

Target Decision date: 10/03/2025

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? Works have started on site relating to planning application 25/0069.

The application site is a two-storey semi-detached dwelling situated on Basingstoke 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 ~7m in depth and ~3m high.

SITE VISIT

Site visit date: 12/02/2025

PLANS AND DOCUMENTS CONSIDERED RECIEVED 20/01/2025

- Existing Location Plan & Elevation and Floor Plans Jan 2025
- Proposed Location Plan & Elevation and Floor Plans Jan 2025

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

PL/24/1236 - Removal of existing lean to and replace with single storey extension in same footprint. Construction of new rear dormer and loft conversion. Alter existing hip roof to gable. Build outbuilding within rear of the garden for office space/family room including bathroom. - Withdrawn

PL/25/0069 - Hip to gable loft conversion with rear dormer, Single storey rear extension and outbuilding - Pending Consideration

CONSULTATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified adjoining neighbours via site notice on 12/02/2025;

One objection received.

283 Basingstoke Road - concerns about loss of daylight and overdevelopment of site.

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:

This is an application to ascertain whether prior approval is required. The requirements of the NPPF for the Local Planning Authority to engage in a proactive manner are therefore not relevant. The applicant has, however, been advised of matters and given the opportunity to withdraw the application.

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.

OFFICER COMMENTS:

This prior notification is for the construction of a single storey rear extension. The proposed extension would have a depth of 7m as demonstrated on the Proposed Plan (2065-L101 P01). The extension would be greater than the 6m allowance permitted by section g(i), which states;

"(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or"

Given the presence of an original outrigger, the proposal would extend beyond this side wall by more than half the width of the original dwellinghouse. As shown in drawing no 2065-L101 P01, the proposed development is to be built around the outrigger, as such this development proposal so found to not comply with paragraph A.1(j)(iii), which states.

Section A1. j(iii) states if –*“the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse”*.

Therefore, the proposed extension does not comply with the conditions, limitations and restrictions applicable to development permitted by Class A, in paragraphs A.1(g)(i) and (j)(iii).

NEIGHBOURING AMENITIES ASSESSMENT

One neighbour objection was received during the consultation period of this application. Given that the proposal falls outside of Class A, there is no need for further assessment under the provisions of Class A. For completeness, however, comment is provided:

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

No. 283 is located adjacent and to the north of the proposed development site and is the other semi-detached dwelling pair. Given the proximity of the extension immediately adjacent the boundary combined with the depth, this is considered to result in an overbearing impact when viewed from rear windows and private amenity space of No.283 Basingstoke Road.

No material harm considered to arise to other nearby properties.

Therefore, the development is considered to have an unacceptable impact on the amenity of an adjoining neighbours dwelling, No. 283 and does not comply with Policies CC8 and H9.

DECISION

Having regard to the proposed development and further to the assessment above, Prior Approval is REFUSED for the extension proposed under Class A, Part 1, of the 2015 Order. Specifically, the proposed development fails to comply with A.1 g(i) & j(iii). The proposed development is also considered to be un-neighbourly and would have a detrimental impact upon the amenity of an adjoining property; however, as the proposal is not PD, this element does not need to be considered further.

Reason for refusal:

The proposal would not comply with the conditions, limitations and restrictions applicable to development permitted by Class A of Schedule 2, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended which exceeds the limits in paragraph A.1 (f) but is allowed by paragraph A.1 (g). The proposed extension would not meet the requirements of paragraph (g) (i) as the proposal would extend beyond the rear wall of the original dwellinghouse by more than 6m; as well as section (j) (iii) as the proposal would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. As such, the development is not considered lawful and, therefore, planning permission from the Local Planning Authority is required.