

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: PL/25/0230 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 8 WAYBROOK CRESCENT, READING, RG1 5RG

Proposal: Rear extension measuring 5.0m in depth, with a maximum height of 3.06m, 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: Mrs S Chadwick

Received date: 12/02/2025

Target Decision date: 27/03/2025

Case Officer: Sian Hickey

INTRODUCTION

Under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the 2015 Order") the following is allowed:

A single storey 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 property is not listed, nor does it fall within a conservation area. No permitted development rights have been withdrawn or restricted by way of a condition attached to an express planning permission.

The site falls within an Article 4 Direction area which removes permitted development rights for a change of use from a C3 dwellinghouse to a C4 HMO.

PROPOSAL

The proposal falls to be considered under Paragraph A.1 (g) and accordingly Condition A4 applies.

The applicant has provided information on the proposed rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 5m
- Have a maximum height of 3.06m
- Have a height to eaves of 2.58m

PLANS SUBMITTED

The applicant submitted the following drawings:

Drawing No. 00125-01 – Existing Ground Floor Plan

Drawing No. 00125-03 – Existing Elevation Plans

Drawing No. 00125-04 – Proposed Ground Floor Plan on Site Plan

Drawing No. 00125-05 – Proposed First Floor Plan and Roof Plan

Drawing No. 00125-06 – Proposed Elevation Plans

Drawing No. 00125-07 – Location and Block Plan

As received 25th February 2025

PLANNING HISTORY

PL/03/0139 – Single storey side extension. APPROVED 09/01/2004

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the LPA notified on 25th February 2025 the adjoining owners and occupiers of the proposed extension providing a period of 21 days for representations to be made.

The following addresses were consulted by letter:

1, 3 & 5 Whiteknights Road Reading RG6 7BY
7 & 9 Waybrook Crescent Reading RG1 5RG

The 21-day consultation period expired on 18th March 2025. No objection letters have been received.

One letter was received from the neighbouring property at the rear of the site requesting further information. A copy of the rear elevation plan and the block plan were emailed directly to the neighbour. No further comments or objections were received from this neighbour.

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

Notification can be provided that Prior Approval is not required.

The proposed extension must be carried out in accordance with the information provided to the LPA (depth 5m, max height 3.06m, max eaves height 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.

Other matters

An additional informative is recommended on the decision notice to specify that this notice relates solely to the single storey rear extension and does not include any other works shown on the proposed plans. This is as an obscure glazed window at ground floor level on the side elevation of the original house is also shown on the proposed plans (and not the existing). Such works are outside the scope of this application, with the proposed informative making it clear the decision relates solely to the single storey rear extension.

DECISION

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