

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Miss Amelia Perez Bravo
Unit 118, Workspace Kennington Park,
Canterbury Court, London, United
Kingdom, SW9 6DE

Application No: PL/25/0419
Application type: Prior approval Part 1 Class
A.1(ea): Larger home extension

**Application to determine if prior approval is required for a proposed: Larger Home
Extension**

**Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 1, Class A**

Applicant: Jed Khan

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, and 3.0m 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.

At: 1 POLSTED ROAD, TILEHURST, READING, RG31 6HP

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 30th April 2025



AA

**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: 1 POLSTED ROAD, TILEHURST, READING, RG31 6HP

Application No: PL/25/0419

Application type: Prior approval Part 1 Class A.1(ea): Larger home extension

REASONS FOR REFUSAL

1. The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It can be confirmed that the proposed single storey rear extension would not be permitted development, as the enlarged part of the dwellinghouse would extend beyond a wall that fronts a highway and forms a side elevation of the original dwellinghouse. It would also have a greater width than the original dwellinghouse, which does not comply with restrictions (e)(ii) and (j)(iii) under Class A, A.1. Additionally, the enlarged part, together with the existing two storey side extension of the original dwellinghouse to which it will be joined, would exceed the limits set out in sub-paragraphs (e) to (j), as such it does not comply with restriction (ja) under Class A, A.1.

INFORMATIVES

1. The decision relates to the following drawings and documents:
 - B118012_Planning_12608 – Site Photographs
 - B118012_Planning_12608 – Flood Map
 - Drawing No. BB118012-01-3000 Rev A – Block Plans
 - Proposed and Existing plans and elevations
 - o Drawing No. BB118012-01-1100 Rev A – Existing Floor and Roof Plans
 - o Drawing No. BB118012-01-1200 Rev A – Existing Elevations and Section
 - o Drawing No. BB118012-01-3100 Rev A – Proposed Floor and roof Plans
 - o Drawing No. BB118012-01-3200 Rev A – Proposed Elevations

Received on 19th March 2025.
2. The Local Planning Authority has worked positively and proactively with the applicant within the prescribed target timescale. However, the proposal is unlikely to overcome the challenges within the prescribed target timescale and therefore the decision to refuse planning permission has been taken.

Date: 30th April 2025



AA

**Acting Assistant Director, Planning,
Transport & Public Protection**

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Date: 30th April 2025



AA

**Acting Assistant Director, Planning,
Transport & Public Protection**