

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/25/0584 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 115 WHITEKNIGHTS ROAD, READING, RG6 7BB

Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 3.8m, and 2.8m 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: Mr Leonard Ustinov

Received date: 16/04/2025

Target Decision date: 28/05/2025

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 detached house, between 4m and 8m 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The application site is not within a Conservation Area nor have PD rights regarding the rear extension been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 6m
- Have a maximum height of 3.8m
- Have a height to eaves of 2.8m

PLANS SUBMITTED

- Drawing No. 115WR/100 – Existing Plans and Elevations submitted on 16th April 2025.
- Drawing No. 115WR/101 – Proposed Plans and Elevations submitted on 16th April 2025.
- Drawing No. 115WR/102 – Site and Location Plans submitted on 16th April 2025.

PLANNING HISTORY

- PL/24/0135 – Single storey rear extension. Approved 31st May 2024.
- PL/25/0066 – Rear extension measuring 5m in depth, with a maximum height of 3.75m, and 2.55m 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. Prior Approval Not Required 26th February 2025.



Fig 1: Extract from site plan approved under PL/25/0066

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 23rd April 2025 the adjoining owners and occupiers at the following addresses:

- 113 Whiteknights Road, READING RG6 7BB
- 117 Whiteknights Road, READING RG6 7BB
- 17 Holmes Road, READING RG6 7BH

The 21-day consultation period expired on 14th May 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 6m, max height 3.8m, eaves 2.8m), 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.