

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

Ward: Park Ward

App Ref: PL/25/0768

Address: 70 GRANGE AVENUE, READING, RG6 1DL

Proposals: Rear extension measuring 5.45m in depth, with a maximum height of 3.115m, and 2.63m 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.

Case Officer: Mishga Marshall

Date received (valid from): 23/05/2025

Target Decision date: 04/07/2025

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 link-detached residential dwelling, 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 The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

This is a re-submission following the refusal of PL/25/0554, and following a discussion with the agent regarding boundary lines and valid plans.

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 5.45m
- Have a maximum height of 3.11m
- Have a height to eaves of 2.63m

SITE VISIT

Site visit date: 09/05/2025

PLANS AND DOCUMENTS CONSIDERED RECIEVED 23/05/2025

[900/13/a] Block and Location Plans – May 2025

[900/11] Ground Floor as Existing - Mar 2025

[900/12/a] Ground Floor as Proposed - May 2025

[900] Application Letter - 23 May 2025

RECEIVED 30/06/2025

900.13b.location and block plans.A4-Model - JUNE 2025

RELEVANT PLANNING HISTORY

PL/25/0554 - Rear extension measuring 5.45m in depth, with a maximum height of 3.115m, and 2.63m 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 Refused.

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 30th May 2025 the adjoining owners and occupiers at the following addresses:

- 68 Grange Avenue, Reading, Berkshire RG6 1DL
- 72 Grange Avenue, Reading, Berkshire RG6 1DL

No objections 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 5.45, max height 3.11m, eaves 2.63m), and is subject to Condition A.3 (a) of the 2015 Order or any subsequent amendments to regulations.

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.

Discussions with applicant

Officers have worked positively and proactively to consider this proposal within the prescribed timetable.

DECISION

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