

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

Ward: Redlands Ward

App Ref: PL/25/0767

Address: 14 HEXHAM ROAD, READING, RG2 7UG

Proposals: Rear extension measuring 6.0m in depth, with a maximum height of 2.9m, and 2.75m 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 mid-terraced 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

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 2.9 m
- Have a height to eaves of 2.75m

SITE VISIT

Site visit date: 26/06/2025

PLANS AND DOCUMENTS CONSIDERED RECIEVED 22/05/2025

- P1644-01 Location block Plan
- P1644-02 Plans Elevations

RELEVANT PLANNING HISTORY

None.

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified adjoining neighbours on 30/05/2025; and via letters to the following addresses:

- 12 Hexham Road READING RG2 7UG
- 16 Hexham Road READING RG2 7UG

One objection has been received, concerned with size and loss of sunlight

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. The agent was advised of concerns and given a opportunity to withdraw the application.

PERMITTED DEVELOPMENT RIGHTS

The grant of prior approval applies only to the legality of development in accordance with planning legislation. It does not remove the need to comply with any other legal requirements such as the [Building Regulations 2010](#), or the [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(as amended\)](#) or other licensing or permitting schemes.

Policies

Legal and Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan (2019)

Policy CC8 - Safeguarding Amenity

Policy H9 - House Extensions and Ancillary Accommodation

Policy H10 - Private and Communal Outdoor Space

Design Guide to House Extensions Supplementary Planning Document (2021)

Appraisal

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, (as amended). In accordance with this legislation, adjoining owners and occupiers have been consulted on the proposal and a letter of representation has been received. The prior approval of the Local Planning Authority is, therefore, required as to the impact of the proposed development on the amenity of the adjoining premises.

NEIGHBOURING AMENITIES ASSESSMENT

Comments were received during the consultation period of this application, triggering the need for the impact on Neighbouring Amenities as a result of this proposal to be considered.

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.

The proposed rear extension would project 6m from the rear wall of the dwelling and would extend directly along the boundary with No's 12 and 16 Hexham Road at that depth. Due to the size (depth and height) of the proposed extension and the relationship with neighbouring buildings, it is considered that the proposed extension would be visually dominant. Given that the proposed development would extend along the boundaries with the neighbours with a significant depth from the existing rear wall, it would be considered likely to cause an overbearing impact on the neighbours.

The proposed extension would also significantly breach a 60 degree line taken from the centre of the closest rear neighbouring windows and due to its depth and height sited directly on the shared boundaries and the location of the ground floor neighbouring windows, the proposed rear extension is considered likely to cause a significant reduction in the amount of light received by the adjoining properties.

In this regard, it is considered that the proposed rear extension would have a detrimental impact on the adjoining properties and the living conditions of the occupants. The proposed rear extension therefore is not considered acceptable in terms of scale and impact on neighbouring properties and thus would conflict with Policies CC8 and H9 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions 2021.

On this basis the proposal is being recommended for refusal. With regard to privacy, as the proposed rear extension would be single story, it is considered unlikely that the proposal would result in the loss of privacy to the neighbouring properties.

CHARACTER AND APPEARANCE

With regard to the visual amenity, although the scale of the proposed extension would be noticeable, the impact on the existing house would not be considered detrimental to warrant a refusal on that basis. Due to its location, it would not be visible to the public realm as such it is considered unlikely to have a detrimental impact on the character and appearance of the wider area. No significant design concerns raised in respect of Policies CC7 and H9 of the Local Plan and the Design Guide to House Extensions SPD.

Conclusion

This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and supplementary planning documents. The proposed single storey rear extension by way of its depth, height and siting on the boundary would result in a visually dominant and overbearing development which would be harmful to the residential amenity of the occupiers of No. 12 and 16 Hexham Road, contrary to Policies CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's SPD, A Design Guide to House Extensions (2021).

Recommendation

REFUSE prior approval