

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/25/0851 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 78 BURGHFIELD ROAD, READING, RG30 3LP

Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 4.0m, 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.

Applicant: Mrs Nafeesah Yunas

Received date: 10/06/2025

Target Decision date: 23/07/2025

Case Officer: Sian Hickey

1. 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 application site is not within a Conservation Area.

No PD rights have been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

2. Site Description and Surrounding Area

The application site comprises a two-storey, semi-detached, residential dwelling located on Burghfield Road. The property has single storey wrap-around rear extension which is attached to a side (garage) extension.

The surrounding area is predominantly residential.

3. Proposal

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

The agent has provided the following information on the proposed single storey extension. The rear extension would:

- Extend beyond the rear wall of the original dwelling by 6m
- Have a maximum height of 4m
- Have an eaves height of 3m

4. Plans Submitted

The agent submitted the following drawings:

Location Plan received 10th June 2025

Drawing No: RPA/78/BFR/201 – Existing Ground Floor Plan received 10th June 2025

Drawing No: RPA/78/BFR/202 – Proposed Ground Floor Plan received 10th June 2025

Drawing No: RPA/78/BFR/203 – Existing Elevations received 10th June 2025
Drawing No: RPA/78/BFR/204 – Proposed Elevations received 10th June 2025
Drawing No: RPA/78/BR/501 – Proposed Block Plan received 11th June 2025

5. Planning History

PL/15/2249 - Single storey rear extension, internal alterations & new Porch Design. PERMITTED
10/02/2016

PL/22/0210 - Certificate of lawfulness for a proposed loft conversion and rear dormer. GRANTED
07/04/2022

6. Notification

In accordance with the relevant provision of the GPDO 2015 Order, the following addresses were consulted by letter on 19th June 2025 of the proposed extension providing a period of 21 days for representations to be made:

- 78 Burghfield Road READING RG30 3LP
- 42 Vine Crescent READING RG30 3LU
- 44 Vine Crescent READING RG30 3LU
- 80 Burghfield Road READING RG30 3LP
- 76 Burghfield Road READING RG30 3LP
- 57 Burghfield Road READING RG30 3NE
- Flat 2, Southcote Lodge, Burghfield Road READING RG30 3NE
- Flat 1, Southcote Lodge, Burghfield Road READING RG30 3NE
- Flat 4, Southcote Lodge, Burghfield Road READING RG30 3NE
- Flat 3, Southcote Lodge, Burghfield Road READING RG30 3NE

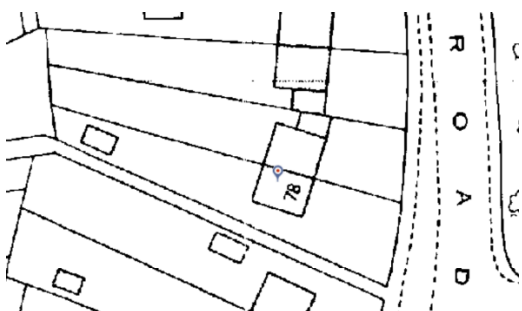
The 21-day consultation period expired on 10th July 2025.

No letters of representation have been received.

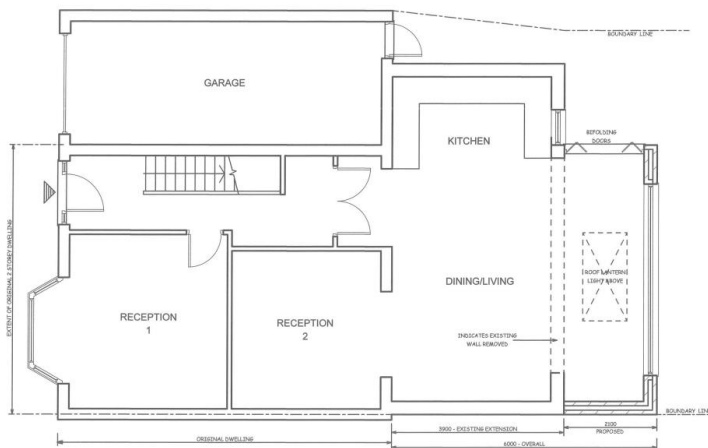
7. Appraisal

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015. Under A.1 (ja) – ‘*Development is not permitted by Class A if any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)*’.

The property benefits from existing single storey side and rear projections. The historic map below shows that these projections do not form part of the original dwelling.



The proposed extension would adjoin the existing rear extension, which is attached to the existing side extension. Extract from proposed plan below.



In assessing the proposed extension under this HPA, because the side (garage) and rear extensions (dining/living/kitchen) are not original it means that the combination of the proposed rear extension and these non-original existing extensions need to be considered. The 'total enlargement' (i.e. the existing and proposed in combination), therefore, extends beyond a wall forming a side elevation of the original dwellinghouse.

The 'total enlargement' would have a maximum width of 8m. The width of the original dwellinghouse is 6.2m. The width of the total enlargement is therefore greater than half the width of the original dwellinghouse, which is contrary to A.1 (j) (iii).

As such, the proposal would exceed the limits of A.1 (j) – 'A.1 (j) Development is not permitted by Class A if the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse'.

It is concluded that the total enlargement would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwelling. As such the proposal does not meet the relevant criteria of the GPDO and does not qualify as permitted development.

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. The agent was given the opportunity to withdraw the application.

8. Recommendation

Refuse prior approval

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015. The development would not meet the criteria of Paragraph A.1 (j) (iii) – *‘(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
(iii) have a width greater than half the width of the original dwellinghouse;’*

INFORMATIVES

- Refused Plans

The refusal relates only to the following plans and drawings as received by the Local Planning Authority:

Location Plan received 10th June 2025

Drawing No: RPA/78/BFR/201 – Existing Ground Floor Plan received 10th June 2025

Drawing No: RPA/78/BFR/202 – Proposed Ground Floor Plan received 10th June 2025

Drawing No: RPA/78/BFR/203 – Existing Elevations received 10th June 2025

Drawing No: RPA/78/BFR/204 – Proposed Elevations received 10th June 2025

Drawing No: RPA/78/BR/501 – Proposed Block Plan received 11th June 2025