

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

Ward: Kentwood Ward

App Ref: PL/25/0964

Address: 177 KENTWOOD HILL, TILEHURST, READING, RG31 6JE

Proposals: Rear extension measuring 8m in depth, with a maximum height of 4m, and 2.68m 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): 07/07/2025

Target Decision date: 18/08/2025

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 detached residential dwelling, between 3m 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 The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 8m
- Have a maximum height of 4m
- Have a height to eaves of 2.7m

SITE VISIT

Site visit date: 15/07/2025

PLANS AND DOCUMENTS CONSIDERED RECIEVED 07/07/2025

P1618-01 Location Plan

P1618-02 Plans Elevations

RELEVANT PLANNING HISTORY

PL/25/0467 - Single storey rear extension (amended) - Approved with Conditions

PL/25/0779 - Rear extension measuring 8.0m in depth, with a maximum height of 4.0m, and 2.68m 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. - Withdrawn

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 15th July 2025 the adjoining owners and occupiers at the following addresses:

- 179 Kentwood Hill Tilehurst READING RG31 6JE
- 175 Kentwood Hill Tilehurst READING RG31 6JE

One objection received.

No. 179: The adjoining neighbour objects to the proposed 8m deep single-storey rear extension on the grounds that its height, depth, and proximity (approximately 1.5 metres from the boundary) would create an overbearing and visually intrusive impact along their patio and rear-facing windows for almost 10 metres in length. They consider the proposal would cause significant loss of light, outlook, and privacy, and would substantially increase the footprint of the dwelling, reducing garden space. Additional concerns include potential noise from unspecified roof lights, the absence of a biodiversity net gain plan, and the risk of odour nuisance from any future kitchen or gas extraction vents based on past incidents. They also request restrictions on construction working hours and offer to host a site visit to illustrate the potential impact.

This objection triggers the need to assess the neighbouring amenities

Under the provisions of Schedule 2, Part 1, Class A.4 of the GPDO, the local planning authority must consider the impact of larger home extensions on the amenity of adjoining premises. The proposed single-storey rear extension meets the dimensional limitations for a detached dwelling (8m depth) but its impact on the neighbouring property must still be assessed.

The adjoining dwelling to the north, No. 179 Kentwood Hill, is off set slightly further back than the host property, resulting in an offset between the rear elevations. The proposed extension would create a continuous built form parallel to the neighbour's main rear amenity area for a maximum of 10 metres, at a distance of approximately 1.5 metres from the shared boundary. Due to its depth, height, and proximity, the development would appear overbearing and visually intrusive when viewed from the neighbour's patio and rear-facing windows, causing a material loss of outlook and a reduction in natural light to their primary outdoor space.

While concern still stand for the neighbour to the south, No. 175 Kentwood Hill, in terms of potential overbearing. It is noted that this dwelling is set forwards from the application dwelling, and so is not considered to be unduly overbearing.

While other concerns regarding roof lights, biodiversity net gain, and potential siting of extraction vents have been noted, these are less determinative within the scope of this prior approval assessment. The primary consideration remains the overall scale and siting of the extension, which is judged to cause an unacceptable level of harm to neighbouring amenity.

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 REFUSED for the following reason:

Reason for Refusal:

The proposed single-storey rear extension, by reason of its combined depth, height and siting would result in a visually dominant and overbearing development which would be harmful to the residential amenities of the occupiers of No.179 Kentwood Hill. The proposals would, therefore, be contrary to Policies CC8 (safeguarding Amenity) and H9 (House Extension and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Design Guide to House Extension Supplementary Planning Document (2021).