

DELEGATED PLANNING APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: 25/1026/CLP

Address: 21 Riley Road, Tilehurst, Reading

Proposals: Erection of single storey front porch

Case Officer: James Schofield / Ethne Humphreys

Original target decision date: 29/09/2025, extended to 10/10/2025

Introduction and Proposal

Site Description and Proposal

The application site is a two storey semi-detached dwelling located on the west side of Riley Road, towards the end of the cul-de-sac. Permitted development rights appear to remain intact. The property is not listed, it is not located within a conservation area, and it is not on Article 2(3) land.

The proposed front porch would measure 2.6m width, 1.3m depth and 3m height. Materials would match existing.

Plans Submitted

The applicant supplied the following;

Existing Block Plan PR0001-009 dated 03/08/2025

Proposed Block Plan PR-0001-010 dated 03/08/2025

Received 4th August 2025

Location Plan

Existing Floor Plans PR-0001-001 dated 27/05/2025

Existing Front and Rear Elevations PR-0001-003 dated 27/05/2025

Existing Side Elevation 1 and 2 PR-0001-004 dated 27/05/2025

Proposed Roof Floor Plan PR-0001-006 dated 27/05/2025

Proposed Front and Rear Elevations PR-0001-007 dated 04/06/2025

Proposed Side Elevation 1 and 2 PR-0001-0078 dated 04/06/2025

Received 21st July 2025

Proposed Floor Plans PR-0001-005 dated 07/10/2025 Rev 1

Received 7th October 2025

Relevant Planning History

24/1390 Double Storey Side Extension with Single Storey Rear Extension. Withdrawn.

Summary of Consultations

No consultations were undertaken as it is not required for an application of this type.

Relevant Planning Policy and Guidance

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)

Permitted development rights for householders - Technical Guidance April 2019

Assessment

A Certificate of Lawfulness for a proposed development has been submitted as the applicant considers the proposal falls within the permitted development rights of the property.

The proposed must be assessed to ensure that it complies with the conditions of Class D, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to the porches.

The relevant conditions of the GPDO for a front porch, which is not listed or in a conservation area, are as follows:

D1. Development is not permitted by Class D if -

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use). Complies
- (b) the ground area (measured externally) of the structure would not exceed 3 square metres. Following revised plans, complies
- (c) any part of the structure would be more than 3 metres above ground level or Complies
- (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway. Complies

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class D, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

It can be confirmed that the proposed operation would be lawful for planning purposes on the basis of the drawings received on:

21st of July, 4th August and 7th October 2025

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed.

Informatives

Building Regulations

Encroachment and Party Wall Act

Construction and Demolition

