



## **DELEGATED APPLICATION REPORT**

Ward: Church

App Ref: PL/25/1217 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 33 BIRDHILL AVENUE, READING, RG2 7JT

Proposal: Rear extension measuring 5.0m in depth, with a maximum height of 3.16m, 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: V Margarint

Received date: 28/08/2025

Target Decision date: 10/10/2025

**Case Officer: Gary Miles**

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### 1. SITE DESCRIPTION

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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

#### **Site Description and Surrounding Area**

The application site consists of a two-storey semi-detached dwelling. A single storey element projects to the rear from the existing rear elevation. A detached garage has been built to the rear of the property, and later a carport has been constructed to the side of the property. The garage is adjoined to the carport, which is adjoined to the existing side wall of the original dwelling.

The surrounding area is predominantly residential.

#### **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 rear extension would:

- Extend beyond the rear wall of the original dwelling by 5m
- Have a maximum height of 3.16m
- Have an eaves height of 3m

#### **Plans Submitted:**

The agent submitted the following drawings, received by the LPA on 28th August 2025:

Drawing no: A4-Site images-Front and rear elevations, dated Aug 25

Drawing no: A5-Location Plan-Existing/Proposed Block plans, dated Aug 25

Drawing no: A6-Existing/Proposed floor plans and Elevations, dated Aug 25

## **Planning History**

None on the LPA database.

## **Notification**

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 3<sup>rd</sup> September 2025 the adjoining owners and occupiers at the following addresses:

- 32 Birdhill Avenue, Reading, RG2 7JT
- 34 Birdhill Avenue, Reading, RG2 7JT
- 115 Blagdon Road, Reading, RG2 7NJ
- 117 Blagdon Road, Reading, RG2 7NJ

The 21-day consultation period expired on 24th September 2025.

The 21-day consultation period expired on 19th September 2025. No letters of representation have been received.

## **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. 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;*

The application building has an existing rear projection which forms part of the original house creating a ‘wall forming a side elevation of the original dwellinghouse’. Therefore, it is concluded that the proposed rear extension 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.

(ja) 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);

Where the proposed extension is to be joined to an existing extension to the existing house, whether that was built following a planning application or under permitted development rights, the total enlargement (being the proposed extension together with the previous extension) must meet the limits set out in (e) to (j);

The application building has an existing garage (also referred to as an annexe by the agent) together with a carport to the side of the dwelling. The garage/annexe is adjoined to the carport, which is collectively adjoined to the original dwellinghouse. The size of the total enlargement (being the proposed extension together with the previous extension to which it will be joined) has been taken into account.

For the reasons set out above, 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 Agent**

Officers have worked positively and proactively to consider this proposal within the prescribed timetable. Officers advised the agent the proposal would fail and requested the application to be withdrawn.

### **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;

The development would not meet the criteria of Paragraph J.A (ja) 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);

Prior Approval cannot be granted in this instance and is refused because the extension will extend past a wall forming the side elevation of the original dwellinghouse and will have a width that is greater than half the width of the original property. Cumulatively the extension would exceed the limits set out in sub-paragraphs (e) to (j);

### **INFORMATIVES**

- Refused Plans

The refusal relates only to the following plans and drawings as received by the Local Planning Authority on 28th August 2025:

Drawing no: A4-Site images-Front and rear elevations, dated Aug 25

Drawing no: A5-Location Plan-Existing/Proposed Block plans, dated Aug 25

Drawing no: A6-Existing/Proposed floor plans and Elevations, dated Aug 25