

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Mr Igors Smirnovs
129 Upton Road,
London,
DA6 8LS

Application No: PL/25/1217
Application type: Prior approval Part 1 Class
A.1(ea): Larger home extension

**Application to determine if prior approval is required for a proposed: Larger Home
Extension**

**Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 1, Class A**

Applicant: V Margarint

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

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.

At: 33 Birdhill Avenue, Reading, RG2 7JT

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 10 October 2025



SDV

**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: 33 Birdhill Avenue, Reading, RG2 7JT

Application No: PL/25/1217

Application type: Prior approval Part 1 Class A.1(ea): Larger home extension

REASONS FOR REFUSAL

1. 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 (as amended). 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;’
2. 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 (as amended). 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, will have a width that is greater than half the width of the original property and the total enlargement fails to meet criteria of the GDPO and therefore does not qualify as permitted development.

INFORMATIVES

1. 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
2. The Local Planning Authority has worked positively and proactively with the agent to advise the agent of the shortcoming of the proposal and provide an opportunity for the application to be withdrawn prior to a decision being made. However, the agent did not wish to withdraw the application and therefore the decision to refuse the application has been taken.

Date: 10 October 2025



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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Date: 10 October 2025



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**Acting Assistant Director, Planning,
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