

DELEGATED APPLICATION REPORT

Ward: Abbey Ward
App Ref: PL/25/1165
Address: 54 GEORGE STREET, READING, RG1 7NT
Proposals: Proposed single storey rear extension
Case Officer: Mishga Marshall
Applicant: JYOTI GURUNG
Date received (valid from): 18/08/2025
Target Decision date: 14/10/2025
Agreed EOT Decision date: 28/11/2025

INTRODUCTION

The proposal site is a two-storey mid terraced dwelling on the western side of George Street, surrounded by dwellings of similar design. It is not a listed building, nor does it fall within a conservation area or is on Article 4 land. No trees will be affected by the proposed development. PD Rights have not been removed for other matters.

PROPOSAL AND SUPPORTING INFORMATION

This proposal is for a Certificate of Lawfulness for the construction of an infill single storey rear extension, measuring ~4.6m in depth and ~1.7m wide and ~2.75m high.

A Certificate of Lawfulness (Proposed Use) is sought for the above proposal. The applicant has stated that the proposed development has already been granted approval under a previous Prior Approval Application for Larger Home Extensions.

As part of the assessment, the delegated report and decision notice relating to the previous Prior Approval application has been retrieved and uploaded from the Council's planning records. These documents form part of the evidential base determining this Certificate application.

SITE VISIT

Site visit date: 07/11/2025

Plans and Documents Considered received 18th August 2025

AS01225-02 REV B Proposed Ground Floor Plan and Elevations April 2025

Plans and Documents Considered received 19th August 2025

AS01225-LP01 Location Plan May 2025

AS01225-BP01 Block Plan May 2025

AS01225-01 REV B Existing Ground Floor Plan and Elevations April 2025

Supporting Documents Considered:

Prior Approval ref. PL/25/0798 Delegated Report 08/07/2025

Prior Approval ref. PL/25/0798 Decision Notice 08/07/2025

RELEVANT PLANNING HISTORY

PL/25/0798 - Rear extension measuring 4.6m in depth, with a maximum height of 2.8m, and 2.6m 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. - Prior Approval not Required

CONSULTATIONS

N/A

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 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.

RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) - Prior Approval Procedure

Section 192/191 of the Town and Country Planning Act 1990 (as amended)

Under the GPDO, where Prior Approval is granted, the development benefits from deemed planning permission and is considered lawful, subject to compliance with the approved details and relevant conditions; and if the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application. The lawfulness of any use or operations for which a certificate is in force under this section shall be conclusively presumed unless there is a material change, before the use is instituted or the operations are begun, in any of the matters relevant to determining such lawfulness.

ASSESSMENT UNDER CLASS A

The proposal has been assessed under the relevant Prior Approval provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development previously obtained Prior Approval from the Local Planning Authority under planning ref. PL/25/0798 on the 08/07/2025, and the approved works have therefore already benefitted from deemed planning permission under Schedule 2 of the GPDO.

No evidence has been provided or identified which indicates that the proposed development fails to comply with the GPDO, or that the Prior Approval decision has been superseded or invalidated.

As the proposal has been lawfully granted permission through the prior approval process, the development is considered to be lawful on the date of this application. On this basis, a Certificate of Lawfulness can be issued confirming that the development is permitted and does not require any further planning permission.

OVERALL RECOMMENDATION

Prior Approval application 25/0798 granted 8th July 2025 confirmed that Prior Approval was not required for the proposed development in accordance with A.1(g) Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

It can be confirmed that the proposed operations would be lawful for planning purposes on the basis of the following:

Plans and Documents Considered received 18th August 2025

AS01225-02 REV B Proposed Ground Floor Plan and Elevations April 2025

Plans and Documents Considered received 19th August 2025

AS01225-LP01 Location Plan May 2025

AS01225-BP01 Block Plan May 2025

AS01225-01 REV B Existing Ground Floor Plan and Elevations April 2025

Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

Building Regulations

Construction and Demolition
Encroachment and Party Wall Act

