



DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/1187 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 2 Conisboro Way, Caversham, Reading, RG4 7HT

Proposal: Rear extension measuring 8.0m in depth, with a maximum height of 2.83m, and 2.83m 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: Mark & Sapna Odlin

Received date: 22/08/2025

Target Decision date: 03/10/2025

Agent agrees Extension of Time until 10th October 2025

Case Officer: Gary Miles

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 extension, beyond the rear wall of a detached house, between 3m and 8m in depth, and up to 4m in height

provided that 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 proposed for it 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 2.83m
- Have a height to eaves of 2.83m

Plans Submitted

Drawing no: (21)600-Rev A-Existing & Proposed Drawings, dated August 2025

Received by the Local Planning Authority on 22nd August 2025.

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 29th August 2025 the adjoining owners and occupiers at the following addresses:

- 44 Geoffreyson Road, Caversham, Reading, RG4 7HS
- 44a Geoffreyson Road, Caversham, Reading, RG4 7HS
- 48 Geoffreyson Road, Caversham, Reading, RG4 7HS
- 50 Geoffreyson Road, Caversham, Reading, RG4 7HS



- 30 Carlton Road, Caversham, Reading, RG4 7NT
- 46 Geoffreyson Road, Caversham, Reading, RG4 7HS
- 4 Conisboro Way, Caversham, Reading, RG4 7HT
- 45 Hilltop Road, Caversham, Reading, RG4 7HR
- 32 Carlton Road, Caversham, Reading, RG4 7NT
- 43 Hilltop Road, Caversham, Reading, RG4 7HR

The 21-day consultation period expired on 19th September 2025. Two letters of representation have been received which support the proposal.

Decision

Notification is given that Prior Approval is not required for the extension proposed under Class A, Part 1, of the 2015 Order.