

DELEGATED APPLICATION REPORT FOR PRIOR APPROVAL PART 1 CLASS A.1 (ea): LARGER HOME EXTENSION

Ward: Coley Ward

App Ref: PL/25/1623

Address: 7 ARGYLE ROAD, READING, RG1 7YL

Proposals: Rear extension measuring 6.0m in depth, with a maximum height of 3.15m, 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.

Case Officer: Mishga Marshall

Date received (valid from): 12/11/2025

Target Decision date: 24/12/2025

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 rear extension, beyond the rear wall of a mid-terraced dwelling, 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.

SITE DESCRIPTION

The proposal site is a two storey semi-detached dwelling on the southern side of Argyle Road, in a residential area. The application site is not within a Conservation Area or a Listed Building nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 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 extension would:

- Extend beyond the rear wall of the original dwelling by 6m
- Have a maximum height of 3.15m
- Have a height to eaves of 3m

SITE VISIT

Site visit date: 08/12/2025

PLANS AND DOCUMENTS CONSIDERED RECIEVED 12th November 2025

LIVARCH/7AR/101 Issue A Existing and Proposed Plans dated 25/10/2025

LIVARCH/7AR/102 Issue A Existing Elevations dated 25/10/2025

LIVARCH/7AR/103 Issue A Proposed Elevations dated 25/10/2025

LIVARCH/7AR/104 Issue A Existing and Proposed Roof Plans dated 25/10/2025

LIVARCH/7AR/105 Issue A Existing Site Plan dated 25/10/2025

LIVARCH/7AR/106 Issue A Proposed Site Plan dated 25/10/2025

LIVARCH/7AR/107 Location Plan

RELEVANT PLANNING HISTORY

PL/25/1624 - Roof alterations hip to gable. Rear dormer extension incorporating a Juliet balcony. Three front roof lights - Pending Consideration

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 19th November 2025 the adjoining owners and occupiers at the following addresses:

- 5 Argyle Road READING RG1 7YL
- 9 Argyle Road READING RG1 7YL

A site notice was further displayed 20/11/2025
No neighbour letters of representation received.

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 particular 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.

WORKING WITH THE APPLICANT:

This is an application to ascertain whether prior approval is required. The requirements of the NPPF for the Local Planning Authority to engage in a proactive manner are therefore not relevant. The applicant has, however, been advised of matters and given the opportunity to withdraw the application.

OFFICER COMMENTS:

This prior notification relates to the construction of a single-storey rear extension. However, due to the presence of the original outrigger, the proposed extension would project beyond the side wall by more than half the width of the original dwellinghouse, as shown on drawing no. LIVARCH/7AR/101 Issue A. Therefore, the proposal does not comply with paragraph A.1(j)(iii), which states;

Section A1. j(iii) states if –*“the enlarged part of the dwellinghouse 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 dwellinghouse”*.

Therefore, the proposed extension does not comply with the conditions, limitations and restrictions applicable to development permitted by Class A, in paragraphs A.1 (j)(iii).

DECISION

Having regard to the proposed development and further to the assessment above, Prior Approval is REFUSED for the extension proposed under Class A, Part 1, of the 2015 Order. Specifically, the proposed development fails to comply with section A.1 j(iii) of the Order.

Reason for refusal:

The proposal would not comply with the conditions, limitations and restrictions applicable to development permitted by Class A of Schedule 2, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended which exceeds the limits in paragraph A.1 (f) but is allowed by paragraph A.1 (g). The proposed extension would not meet the requirements of paragraph (j) (iii) as the proposal 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 dwellinghouse. As such, the development is not considered lawful and, therefore, planning permission from the Local Planning Authority is required.