

TOWN AND COUNTRY PLANNING ACT 1990

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

To: MR ADEEB ANWAR
104 OAKS LANE,
ILFORD,
IG2 7PX

Application No: PL/25/1623
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: MR DAWOOD SAEED

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 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.

At: 7 ARGYLE ROAD, READING, RG1 7YL

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 18 December 2025



EH

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

Application At: 7 ARGYLE ROAD, READING, RG1 7YL

Application No: PL/25/1623

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

REASONS FOR REFUSAL

1. 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.

INFORMATIVES

1. The application hereby refused has been considered against the following plan(s) and/or document(s) submitted with the application:

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

2. The Local Planning Authority has worked positively and proactively with the applicant and offered the applicant opportunity to withdraw the application prior to a decision being made. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse prior approval has been taken.

Date: 18 December 2025



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**Acting Assistant Director, Planning,
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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: 18 December 2025



EH

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