

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/25/1567 Lawful development: Proposed use

Address: 20 RECTORY ROAD, CAVERSHAM, READING, RG4 7SH

Proposal: Single Storey Rear Extensions

Applicant: Carien van Reekum

Received date: 03/11/2025

Target Decision date: Originally 29/12/2025 EOT agreed until 21/01/2026

Case Officer: Ethne Humphreys / James Schofield

1. SITE DESCRIPTION

The site relates to an end terrace two storey property located on the north side of Rectory Road. The area is predominantly residential, characterised by terraced dwellings on both side of the road.

The property is not listed and does not fall within a conservation area. However, it is within an Article 4 Direction Area which removes householder permitted development rights in respect of extensions – discussed further below.

2. PROPOSAL AND SUPPORTING INFORMATION

This application relates to two single storey rear extensions. The rearmost extension would have a depth of 3m and height of 3m. The side/rear extension would have a depth of 3m and height of 3m. Materials would match existing.

Plans considered:

- Location Plan and Existing Block Plan REC25/PL01
- Existing Floor Plans and Location Plan REC25/PL02
- Existing Roof Plan REC25/PL03
- Existing Elevations REC25/PL04
- Proposed Floor Plans Ground and First REC25/PL10
- Proposed Floor Plans Roof REC25/PL11
- Proposed Elevations REC25/PL12
- Received 3rd November 2025

3. CONSULTATIONS

No consultations were undertaken as it is not required for an application of this type.

No neighbour letters of representation received.

4. LEGAL AND PLANNING POLICY CONTEXT

Article Four Direction – Reading Borough Council – 24th July 1097

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Permitted Development Rights for Householders – Technical Guidance September 2019.

5. APPRAISAL

A Certificate of Lawfulness for a proposed development has been submitted as the applicant considers the proposal falls within the permitted development rights of the property. However, the building subject to this application falls within an Article 4 Direction Area that has removed householder permitted

development rights, including “the enlargement, improvement or other alteration to a house” under Class A of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, the proposal requires planning permission and no further assessment of the proposals in respect of compliance with the conditions of the GPDO 2015 (as amended) is required.

6. RECOMMENDATION

Refuse Lawful Development Certificate.

The building subject to this application falls within an Article 4 Direction Area that has removed householder permitted development rights including “the enlargement, improvement or other alteration to a house” Class A of Part 1, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, the proposal requires planning permission, and therefore, this Certificate of Lawful Use or Development (Proposed) is refused.