

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

Ward: Thames Ward

App Ref: PL/25/1798

Address: 56 QUEENS ROAD, CAVERSHAM, READING, RG4 8DL

Proposals: Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, 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): 15/12/2025

Target Decision date: 27/01/2026

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.

The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

Upon assessment, it was identified that the Floor Plans and Block Plan provided were not consistent. The agent was given an opportunity to correct these plans; however, during the site visit it became evident that the plans remained inaccurate and did not correctly show the size of the modest garden or the space that a 6-metre-deep rear extension would have occupied.

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 2.9m

PLANS AND DOCUMENTS CONSIDERED RECIEVED 15th January 2026

QRC.56.PR.101 Proposed Plans dated December 2025

QRC.56.EX.101 Existing Plans dated December 2025

PLANS AND DOCUMENTS CONSIDERED RECIEVED 15th January 2026

QRC.56.PR.BP Proposed Block Plan dated December 2025

PLANS AND DOCUMENTS CONSIDERED RECIEVED 15th January 2026

QRC.56.EX.BP Existing Block Plan dated December 2025

QRC.56.PR.BP Proposed Block Plan dated December 2025

RELEVANT PLANNING HISTORY

N/A

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 18th December 2025 the adjoining owners and occupiers at the following addresses:

- 54 Queens Road Caversham READING RG4 8DL
- 58 Queens Road Caversham READING RG4 8DL

A site notice was further displayed 31/12/2025

Two representations have been received from neighbouring occupiers, raising the following summary points:

- Concerns regarding loss of residential amenity, including overbearing impact, loss of outlook, and impacts on light to adjoining properties.
- Objections to the scale and depth of the proposed extension, citing overdevelopment of the plot, excessive garden loss, and harm to the established character of the area.
- Allegations that the proposal exceeds permitted development limits due to existing extensions and would result in more than 50% of the curtilage being covered by buildings.
- Concerns that the submitted plans do not accurately reflect the existing site circumstances.

Officer Site Visit taken place: 27/01/2026

The site was visited by the case officer. The visit enabled a direct assessment of the relationship between the proposed extension and neighbouring properties, including boundary proximity, existing levels of enclosure and the limited depth of the rear gardens in the immediate area.

These objections triggers the need to assess the neighbouring amenities

Under the provisions of Schedule 2, Part 1, Class A.4 of the GPDO, the local planning authority must consider the impact of larger home extensions on the amenity of adjoining premises. The proposed single-storey rear extension meets the dimensional limitations for a terraced dwelling (6m depth) but its impact on the neighbouring property must still be assessed.

Policies

Legal and Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan (2019)

Policy CC8 - Safeguarding Amenity

Policy H9 - House Extensions and Ancillary Accommodation

Policy H10 - Private and Communal Outdoor Space

Design Guide to House Extensions Supplementary Planning Document (2021)

ASSESSMENT

Accuracy of Submitted Plans

Concerns have been noted regarding the accuracy of the submitted drawings when compared with each other and the existing circumstances observed during the officer site visit. In particular, there appears to be minor discrepancies in the representation of the scale of the proposal between plans.

Impact on Residential Amenity

Concerns have been raised regarding overbearing impact, outlook, and light impacts to neighbouring properties. These matters are material under the prior approval process and have been considered.

The proposed development would introduce a single storey rear extension projecting 6m from the original rear elevation wall. While this represents the maximum depth permitted under Class A for a terraced property, compliance with dimensional limits does not, in itself, mean that prior approval must be granted.

The application site is characterized by relatively short rear gardens and a consistent pattern of shallower rear projections. If permitted, it is evident that the proposed extension would extend significantly beyond the prevailing rear elevation wall and would be sited in close proximity to neighbouring boundaries.

In particular, the proposal would have a materially harmful impact on the amenities of the adjoining properties to either side at No. 58 and No. 54 Queens Road, where the extension would present a pronounced sense of enclosure when viewed from the rear of the neighbouring properties and gardens. Whilst not illustrated on the plans, the extension would appear to breach a 45 degree line to nearest habitable room windows. The depth and siting of the extension would result in an overbearing form of development that would adversely affect outlook and would give rise to a loss of light as well.

The proposed depth, when experienced from neighbouring gardens, would result in a level of dominance that is considered unacceptable in the constrained terraced context.

Therefore, the development is considered to have an unacceptable impact on the amenity of an adjoining neighbour's dwelling, No. 58 and No. 54 and does not comply with Policies CC8 and H9.

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.

OTHER MATTERS RAISED:

Concerns relating to character and appearance, back-to-back distances, precedent, construction disturbance, and compliance with Local Plan policies and the House Extensions SPD are noted. However, these matters fall outside the scope of the prior approval process and are therefore afforded limited weight in the determination of this application.

DECISION

Notification is given that Prior Approval is REQUIRED and REFUSED for the extension proposed under Class A, Part 1, of the 2015 Order.

REASONS FOR REFUSAL

The proposed single storey rear extension, due to its combined excessive depth, height and siting in close proximity to neighbouring boundaries, would result in a visually dominant and overbearing form of development that would adversely affect the outlook and light levels of adjoining occupiers, particularly at No's 58 and No.54 Queens Road. The proposals would, therefore, be contrary to Policies CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan 2019 and the Council's Design Guide to House Extensions Supplementary Planning Document 2021.