

## DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/26/0039 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 116 KIDMORE END ROAD, EMMER GREEN, READING, RG4 8SL

Proposal: Rear extension measuring 5.17m in depth, with a maximum height of 3.7m, and 3.7m 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. (amended)

Applicant: MR Keith Dwyer

Received date: 14/01/2026

Target Decision date: 25/02/2026

**Case Officer: Huimin Chen**

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## 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 detached house, between 4m and 8m 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The application site is not within a Conservation Area nor have PD rights regarding the rear extension been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 5.17m
- Have a maximum height of 3.7m
- Have a height to eaves of 3.7m

## PLANS SUBMITTED

- RTP-00124-101-0\_Location Plan and Proposed Site Plan
  - RTP-00124-102-0\_Existing Ground Floor Plan
  - RTP-00124-103-0\_Existing First Floor Plan
  - RTP-00124-104-0\_Existing Roof Plan
  - RTP-00124-105-0\_Existing Elevations
  - RTP-00124-106-0\_Proposed Ground Floor Plan
  - RTP-00124-107-0\_Proposed First Floor Plan
  - RTP-00124-108-0\_Proposed Roof Plan
  - RTP-00124-109-0\_Proposed Elevations
- Received 14 January 2026.

And an email dated 12/02/2026 from the agent confirmed that the materials would have a similar appearance to the existing dwellinghouse.

## **PLANNING HISTORY**

- PL/25/0567 - Two Storey Side and Single Storey Rear Extension. Withdrawn 12/11/2025.
- PL/25/1686 - Single Storey Rear Extension to Dwelling. Pending.

## **NOTIFICATION**

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 19<sup>th</sup> January 2026 the adjoining owners and occupiers at the following addresses:

- 114 Kidmore End Road Emmer Green READING RG4 8SL
- 25 Courtenay Drive Emmer Green READING RG4 8XH
- 118 Kidmore End Road Emmer Green READING RG4 8SL
- 27 Courtenay Drive Emmer Green READING RG4 8XH

The 21-day consultation period expired on 9<sup>th</sup> February 2026. No objection letters have been received.

As such, because there have been no objections, the proposed extension is Permitted Development under the 2015 Order.

Notification can be provided that Prior Approval is not required.

The extension must be carried out in accordance with the information provided to the LPA (depth 5.13m, max height 3.7m, eaves 3.7m), and is subject to Condition A.3 (a) of the 2015 Order or any subsequent amendments to regulations.

### Equalities Impact

In determining this application, the Local Planning Authority has had regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, and sexual orientation.

In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

## **DECISION**

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