

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

Ward: Church Ward

App Ref: PL/26/0040

Address: 129 CRESSINGHAM ROAD, READING, RG2 7RZ

Proposals: Rear extension measuring 6.0m in depth, with a maximum height of 3.23m, and 2.93m 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): 15/01/2026

Target Decision date: 26/02/2026

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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

The dwelling has an existing rear extension, set to be demolished, this extension is not original to the dwelling house, and is believed to have been built between the years of 2014-2017.

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 3.2m
- Have a height to eaves of 3m

SITE VISIT

Site visit date: 30/01/2026

PLANS AND DOCUMENTS CONSIDERED RECEIVED 15th January 2026

TP/739/R01 LOCATION EXISTING AND PROPOSED SITE PLANS dated JANUARY 2026

TP/739/R02 EXISTING FLOOR PLANS dated JANUARY 2026

TP/739/R03 EXISTING ELEVATIONS dated JANUARY 2026

TP/739/R04 PROPOSED FLOOR PLANS AND SECTION dated JANUARY 2026

TP/739/R05 PROPOSED ELEVATIONS dated JANUARY 2026
TP/737/R06 PROPOSED BLOCK PLAN dated JANUARY 2026

RELEVANT PLANNING HISTORY

N/A

NOTIFICATION

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

- 11 Seaton Gardens READING RG2 7PB
- 131 Cressingham Road READING RG2 7RZ
- 127 Cressingham Road READING RG2 7RZ

A site notice was further displayed 23/01/2026
No objections received.

PERMITTED DEVELOPMENT CRITERIA

The proposal must be assessed to ensure that it complies with the criteria of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which relates to 'The enlargement, improvement or other alteration of a dwellinghouse' and 'Prior Approval for Large Home Extensions'.

A.1 Development is not permitted by Class A if:

A.1 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use) **Complies**

A.1 (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) **Complies**

A.1 (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse **Complies**

A.1 (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse **Complies -**

A.1 (e) the enlarged part of the dwellinghouse would extend beyond a wall which (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse **Complies**

A.1 (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, (ii) exceed 4 metres in height **N/A**

A.1 (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height **Complies**

A.1 (h) the enlarged part of the dwellinghouse would have more than a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse **N/A as single storey / Complies**

A.1 (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres **N/A / Complies**

A.1 (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would - (i) exceed 4 metres in height, (ii) have

more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse **N/A / Complies**

A.1 (k) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse **N/A /Complies** *[The site has an existing raised platform upon which the existing rear extension is situated. Looking at the plans provided this platform is to be demolished, however for clarity and safeguarding purposes, an informative will be included to remind the applicant, that if they wish to have any sort of raised platform, planning permission will be required]*

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:

A.2 (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles **N/A as not on article 2 (3) land**

A.2 (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse **N/A as not on article 2 (3) land**

A.2 (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse **N/A as not on article 2 (3) land**

CONDITIONS UNDER CLASS A

Development is permitted by Class A subject to the following conditions:

A.3 (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the dwellinghouse **Complies**,

A.3 (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed **NA**

A.3 (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse **NA**

CONCLUSION

Because there have been no objections received and the proposal meets the PD criteria, as set out above, 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 6m in depth, with a maximum height of 3.2m, and 3m max eaves) and is subject to Condition A.3 (a) of the 2015 Order or any subsequent amendments to regulations.

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.

DECISION

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