

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: PL/26/0084 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 69 WENSLEY ROAD, READING, RG1 6DQ

Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 2.85m, and 2.85m 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.

Applicant: Mrs Solma Bahar

Received date: 26/01/2026

Target Decision date: 09/03/2026

Case Officer: Sian Hickey

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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

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 3.43m
- Have a height to eaves of 2.85m

PLANS SUBMITTED

Location Plan

Drawing No. 001 00 – Existing Floor Plans

Drawing No. 003 00 – Existing Elevations

Drawing No. 003 01 – Proposed Ground Floor Plans

Drawing No. 004 01 – Proposed Elevations

Drawing No. 005 01 – Existing and Proposed Block Plan

Received 26th January 2026

PLANNING HISTORY

PL/24/0969 - Rear extension measuring 6.0m in depth, with a maximum height of 3.43m, and 2.35m 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. PRIOR APPROVAL NOT REQUIRED 10/09/2024

PL/25/0676 - Rear extension measuring 6.0m in depth, with a maximum height of 3.43m, and 2.85m 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. PRIOR APPROVAL NOT REQUIRED 18/06/2025

PL/25/1422 - Proposed front porch. PERMITTED 01/12/2025

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 29 January 2026 the adjoining owners and occupiers at the following addresses:

- 67 Wensley Road READING RG1 6DQ
- 71 Wensley Road READING RG1 6DQ
- 70 Tintern Crescent READING RG1 6HA
- 68 Tintern Crescent READING RG1 6HA

The 21-day consultation period expired on 23rd 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 6m, max height 3.43m, eaves 2.85m), 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.

Discussions with applicant

Officers have worked positively and proactively to consider this proposal within the prescribed timetable.

DECISION

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