

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR PRIOR APPROVAL**

To: Mr Jas Chhina
Manners Road,
RG5 3EA

Application No: PL/26/0139
Application type: Prior approval Part 1 Class
A.1(ea): Larger home extension

**Application to determine if prior approval is required for a proposed: Larger Home Extension
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 1, Class A**

Applicant: Mr Nishan Bajwa

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the local planning authority is **REFUSED** for the following development.

Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, and 2.8m 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.

At: 46 MERTON ROAD SOUTH, READING, RG2 8AX

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 17 March 2026



EH

**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: 46 MERTON ROAD SOUTH, READING, RG2 8AX

Application No: PL/26/0139

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CONDITIONS & REASONS

1. The proposed single storey rear extension, due to its combined excessive depth, height and siting would result in a visually dominant and overbearing development that would be harmful to the residential amenities of occupiers at No. 44 Merton Road South. 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.

INFORMATIVES

1. The application hereby refused has been considered against the following plan(s) and/or document(s) submitted with the application:
PP-203-RG-01 Existing and Proposed Elevation & Roof Layout dated 12/12/2025
PP-203-RG-02 Proposed and Existing Floor plan dated 12/12/2025
PP-203-RG-03 Block plan of the site
RECIEVED 2nd February 2026
2. The Local Planning Authority has worked positively and proactively with the applicant and offered the applicant opportunity to withdraw the application prior to a decision being made. However, that has not been possible within the prescribed target date and therefore the decision to refuse prior approval has been taken.

Date: 17 March 2026



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**Acting Assistant Director, Planning,
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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse prior approval for the proposed development, then you can appeal to the Secretary of State under section 78 (1)(c) of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Date: 17 March 2026



EH

**Acting Assistant Director, Planning,
Transport & Public Protection**