

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: PL/26/0280 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 48 PALMER PARK AVENUE, READING, RG6 1DN

Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 3m, and 3m 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: Mr Harvinder Singh

Received date: 03/03/2026

Target Decision date: 14/04/2026

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 listed, nor is it located within a Conservation Area.

The property does fall within an Article 4 Direction Area which controls change of use from C3 (dwellinghouses) to C4 (small HMO).

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 3m
- Have a height to eaves of 3m

Site visit date: **24/03/2026**



PLANS SUBMITTED

Drawing No. PPA48:PA03 – Location and Block Plans received 03/03/2026

Drawing No. PPA48:PA02 – Existing and Proposed Elevations received 03/03/2026

Drawing No. PPA48:PA01 rev P1 – Existing and Proposed Ground Floor Plan received 24/03/2026

PLANNING HISTORY

None

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 10 March 2026 the adjoining owners and occupiers at the following addresses:

- 47 Palmer Park Avenue READING RG6 6DN
- 49 Palmer Park Avenue READING RG6 6DN
- 103 Grange Avenue READING RG6 6DL
- 105 Grange Avenue READING RG6 6DL

The 21-day consultation period expired on 31 March 2026.

Two objection letters were received raising concerns about the property being converted into an HMO and potential parking issues.

A further objection letter was received with concerns relating to loss of light.

Officer note: the site is located within an Article 4 Direction area, any future proposal to convert the dwellinghouse into an HMO would require a separate planning application.

As objection letters have been received, The General Permitted Development Order requires prior approval and therefore the planning officer must assess the impact of the proposed extension on neighbouring amenity. Please refer to Appraisal below.

Discussions with applicant

As there has been objections from neighbouring properties, a site visit has been conducted. Following the site visit and the communication with the agent, a revised proposed floor plan was received. For further details, please refer to the Appraisal below.

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

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

SPD

Design Guide to House Extensions Supplementary Planning Document (2021)

APPRAISAL

The original proposed development received on 3rd March 2026, has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, (as amended). In accordance with this legislation, adjoining owners and occupiers have been consulted on the proposal and letters of representation have been received. The prior approval of the Local Planning Authority is, therefore, required as to the impact of the proposed development on the amenity of the adjoining premises.

Residential Amenity

Following the communication with the agent, a site visit has been conducted on 24th March 2026, and a revised proposed floor plan was also received on 24th March 2026.

The agent confirmed that there was an error on the original proposed floor plan and the dining room had been wrongly labelled as a bedroom. This is what led the objectors to believe that there would be an increase in bedrooms, and the property may be converted into a House in Multiple Occupation (HMO). The agent confirmed this was not the case and subsequently submitted a revised floor plan correctly labelling the dining room.

Although the revised plan has been received along with confirmation that the property will not be converted to an HMO (which would require a separate application for planning permission), the impact of the proposed extension must still be assessed.

Given the site's position within a row of terraced properties and the narrow gardens, a 6m extension is considered excessive in scale and would appear overbearing to the site and the amenity of neighbouring occupiers.

The proposed extension would project 6m from the original rear wall of the dwelling. It would have a flat roof, a maximum height of 3m, and a maximum eaves height of 3m. The proposed extension would include one window and one door in the rear elevation, and one window in the side elevation.

The combination of the depth and height, built directly up to the boundary no.47 Palmer Park Avenue, would have an overbearing impact on this neighbouring. It is also considered that the development would be unneighbourly to no.49 Palmer Park Avenue with regards to outlook and overbearing impacts. A development of this size combined with the proximity to the neighbouring properties is also likely to result in loss of light.

Therefore, the proposed rear extension would be contrary to Policies H9 and CC8 of the Reading Borough Local Plan and the Design Guide to House Extensions SPD.

Therefore, it is recommended that prior approval is refused.

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.

RECOMMENDATION

Refuse Prior Approval

DECISION

Prior Approval is required and refused for the extension proposed under Class A, Part 1, of the 2015 Order.

Refusal reason:

The proposed single storey rear extension, by reason of depth, height and siting within the terrace garden would result in a visually dominant and overbearing development, and would have a cumulative impact on the access to daylight and sunlight and outlook. The proposal would, therefore, be harmful to the residential amenity of the occupiers of nos.47 and 49 Palmer Park Avenue, contrary to Policies CC8 (Safeguarding Amenity) and H9 (House Extension and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Design Guide to House Extension Supplementary Planning Document (2021).