



DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0613 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 22 CHAZEY ROAD, CAVERSHAM, READING, RG4 7DS

Proposal: Rear extension measuring 8.0m in depth, with a maximum height of 4.0m, 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.

Applicant: M. Hatch and H. Jeffery

Received date: 08/05/2026

Target Decision date: 19/06/2026

Extension of Time agreed until: 23/06/2026

Case Officer: Gary Miles

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 extension, beyond the rear wall of a detached house, between 3m and 8m in depth, and up to 4m in height.

Provided that 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The application site is not within a Conservation Area and nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 proposed for it 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 dwellinghouse by a maximum of 8m for a detached house
- Have a maximum height of 4m
- Have a height to eaves of 2.35m

Plans submitted

Drawing no: 2518-S001-P1-The Location Plan

Received by the Local Planning Authority on 8th May 2026.

Drawing no: 2518-S002-P6-Block Plan (revised)

Received by the Local Planning Authority on 12th June 2026.

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 8th May 2026 the adjoining owners and occupiers at the following addresses:

The following addresses were consulted by letter:

- 24 Chazey Road
Caversham
READING
RG4 7DS
- 20 Chazey Road
Caversham
READING
RG4 7DS

The statutory 21-day consultation period expired on 29th May 2026. 1 letter of representation has been received.

- | | | |
|-------------|--|--------|
| • Neighbour | 20 Chazey Road
Caversham
Reading RG4 7DS | Object |
|-------------|--|--------|

Summary of comment received:

No objection in principle to improving the property. Concerns raised surrounding the amenity on adjoining properties abutting the boundary due to the difference in height between the two properties. No.20 Chazey Road is lower than that of the host property. Concerns surrounding the harm to daylight, sunlight, privacy outlook and overbearing effects. Concerns raised surrounding the cumulative effect of the increased square footage, its relationship with the neighbouring property in terms of drainage, eaves heights and overall height.

Site visit

Not a requirement for this type of application usually.

As an objection was received officers attended the property and undertook a site visit on 4th June 2026.

Appraisal – Harm to Amenity

Officers acknowledge the concerns raised by the neighbour and have fully reviewed the proposal 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) Householder Prior Approval application.

The existing and original brick-built garage with pitched roof is positioned on the edge of the host property abutting the shared boundary treatment with no.20 Chazey Road. Behind the garage is a timber shed. The garage is spaced more than 1.5m from the rear elevation of host property and projects into the rear garden by a distance of 6.5m. Due to the positioning of this existing structure, the proposed increase in footprint of the single storey extension is largely if not wholly screened from the neighbour at no.20 Chazey Road.

No new windows are being sought to cause overlooking, apart from one small window placed in the eastern elevation allowing light into the new kitchen area. Due to the steep gradient between the host and neighbouring properties, along with the timber fence and vegetation along the boundary treatment, views into the neighbouring down gradient property are restricted and not harmful. The proposal is not considered to be harmful in terms of privacy, overlooking or overbearing effects.



Officers conclude there is no harm to neighbouring properties in terms of amenity

Decision

Notification is given that Prior Approval is not required for the extension proposed under Class A, Part 1, of the 2015 Order for: Rear extension measuring 8.0m in depth, with a maximum height of 4m, and 2.35m in height to eaves level.