

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0808 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 19 SHEPHERDS LANE, CAVERSHAM, READING, RG4 7JJ

Proposal: Rear extension measuring 8.0m in depth, with a maximum height of 2.79m, and 2.64m 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 Puneet Sharma

Received date: 18/06/2026

Target Decision date: 31/07/2026

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 detached dwelling, between 4m and 8m 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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 8m
- Have a maximum height of 2.79m
- Have a height to eaves of 2.64m

PLANS SUBMITTED

Drawing no: P1759-02 – Existing and Proposed Floor Plans and Elevations

Drawing no: P1759-01 – Location and Block Plan

Received 18th June 2026

PLANNING HISTORY

PL/96/0422 (previous ref. 96/00671/FD) - Single storey rear extension and dormer. REFUSED - 1 November 1996

NOTIFICATION

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

- 43 Silverthorne Drive

Caversham
READING
RG4 7NR

- 17 Shepherds Lane
Caversham
READING
RG4 7JJ
- 21 Shepherds Lane
Caversham
READING
RG4 7JJ
- 41 Silverthorne Drive
Caversham
READING
RG4 7NR

The 21-day consultation period expired on 20th July 2026. No objection letters have been received.

Appraisal

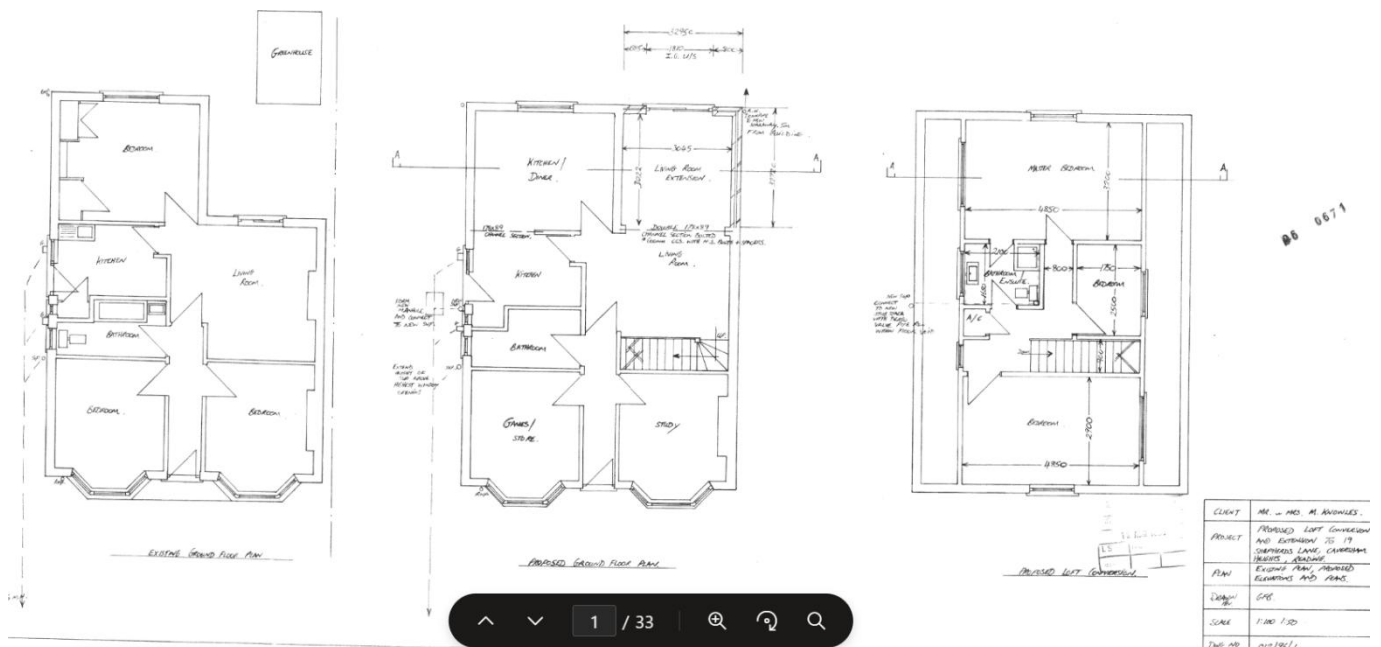
The proposed development has been assessed under Class A, Part 1, of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015. The development would not meet the criteria of Paragraph A.1 (j) (iii) –

*‘(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
(iii) have a width greater than half the width of the original dwellinghouse;*



The 1950 historic map shown above indicates that the application property originally included a rear projection that formed part of the original dwellinghouse, creating a wall that constituted the side elevation of the original house. The property now has a flush rear elevation with no remaining step, suggesting that the gap between the original rear projection and the main rear wall was historically infilled through an extension.

This conclusion is further supported by the existing plans submitted as part of the previously refused planning application (ref. 96/00671/FD), which show a stepped rear elevation.



Therefore, it is concluded that the proposed rear extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwelling. This is because under criteria (ja), any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) cannot exceed the limits set out in sub-paragraphs (e) to (j);

Where the proposed extension is to be joined to an existing extension to the existing house, the total enlargement (being the proposed extension together with the previous extension) must meet the limits set out in (e) to (j);

The application building has an existing rear infill extension. The proposal would be joined to the existing rear extension, which is collectively adjoined to the original dwellinghouse. As such, the total enlargement (being the proposed extension together with the previous extension to which it will be joined) has been taken into account.

For the reasons set out above, the proposal does not meet the relevant criteria of the GPDO and does not qualify as permitted development.

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 Agent

Officers have worked positively and proactively to consider this proposal within the prescribed timetable. Officers advised the agent the proposal would fail and gave the applicant the opportunity to withdraw the application.

Recommendation

REFUSE Prior Approval

The proposed development has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015. The development would not meet the criteria of Paragraph A.1 (j) (iii) – '(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
(iii) have a width greater than half the width of the original dwellinghouse;

The development would not meet the criteria of Paragraph J.A (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

Prior Approval cannot be granted in this instance and is refused because the total enlargement would extend past a wall forming the side elevation of the original dwellinghouse and would have a width that is greater than half the width of the original property. Cumulatively the extension would exceed the limits set out in sub-paragraphs (e) to (j).

Informatives

- Refused Plans

The refusal relates only to the following plans and drawings as received by the Local Planning Authority on 18th June 2026:

Drawing no: P1759-02 – Existing and Proposed Floor Plans and Elevations

Drawing no: P1759-01 – Location and Block Plan

- Positive and Proactive