

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/26/0793 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 48 VALENTINE CRESCENT, CAVERSHAM, READING, RG4 5JJ

Proposal: Rear extension measuring 5.0m in depth, with a maximum height of 3.10m, and 3.0m 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 & Mrs T Clayton

Received date: 16/06/2026

Target Decision date: 28/07/2026

Case Officer: Gary Miles

Introduction

Under Class A, Part 1, of Schedule 2 of 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 semi-detached house measuring 4.8m in depth, with a maximum height of 3.3m, and 2.9m in height to eaves level.

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The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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

Rear extension measuring 5.0m in depth, with a maximum height of 3.10m, and 3.0m 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.

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 5m (up to 6m for a semi-detached)
- Have a maximum height of 3.1m
- Have a height to eaves of 3m

Plans and documents considered:

Application Form, dated June 26

Supporting Application Statement (ADSJ Associates) 212_DAS_v1, dated June 26

Drawing no: 001-Location Plan and Block Plan, dated June 26

Drawing no: 002-Existing GF Layout, dated May 26

Drawing no: 003-Existing FF & Roof Plan, dated May 26

Drawing no: 004-Existing Elevations, dated May 26

Drawing no: 005-Existing Elevations, dated May 25

Drawing no: 006-Proposed GF Layout, dated June 26

Drawing no: 007-Proposed FF & Roof Plan, dated June 26

Drawing no: 008-Proposed Elevations, dated June 26



Drawing no: 009-Proposed Elevations, dated June 26
Received by the LPA on 16th June 2026

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 16th June 2026 the adjoining owners and occupiers at the following addresses:

- 46 Valentine Crescent
Caversham
READING
RG4 5JJ
- 50 Valentine Crescent
Caversham
READING
RG4 5JJ

The statutory 21-day consultation period expired on 7th July 2026. No letters of representation have been received.

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 5m in depth, with an eave's height of 3m and a maximum height of 3.1m.