

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/26/1042 Prior Approval Part 1 Class A.1(ea): Larger Home Extension

Address: 117 CUMBERLAND ROAD, READING, RG1 3JY

Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, 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 Naeem Khan

Received date: 04/08/2026

Target Decision date: 15/09/2026

Case Officer: Huimin Chen

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 semi-detached house, 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The application site is not within a Conservation Area nor have PD rights regarding the rear extension been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.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 6m
- Have a maximum height of 3m
- Have a height to eaves of 3m

PLANS SUBMITTED

Drawing No. NCRR - PL - 400 - Existing Elevations

Drawing No. NCRR - PL - 100 - Location and Block Plan

Drawing No. NCRR - PL - 402 - Proposed Elevations

Drawing No. NCRR - PL - 202 - Proposed Plans

Drawing No. NCRR - PL - 200 - Existing Plans

Received on 4th August 2026.

PLANNING HISTORY

- PL/88/0159 - Erection of community house sign. No decision found.
- PL/89/0703 - Renewal of temporary permission for use of premises for community purposes and the siting of a fun bus. Regulation 5 (for a period of 3 years). No decision found.
- PL/94/0081 - Temporary use for community office and meeting space. No decision found.
- PL/99/1634 - Use as community office and meeting space. Approved 13/10/1999.

- PL/23/0251 - Convert office premises of Class E to C3, one dwellinghouse. Approved 25/08/2023, subject to S106 agreement.
- PL/25/0222 - Certificate of lawfulness for the proposed erection of a single-storey outbuilding. Refused 09/04/2025.
- PL/25/1246 - Erection of an outbuilding incidental to the existing property. Withdrawn 30/04/2026.
- PL/26/0231 - Dormer to rear. Approved 24/04/2026.

NOTIFICATION

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 7th August 2026 the adjoining owners and occupiers at the following addresses:

The following addresses were consulted by letter:

- 119 Cumberland Road, READING RG1 3JY
- 10 Avon Place, READING RG1 3LA
- 113 Cumberland Road, READING RG1 3JY
- 11 Avon Place, READING RG1 3LA

The 21-day consultation period expired on 28th August 2026. No objection letters have been received.

As such, because there have been no objections, the proposed extension is Permitted Development under the 2015 Order.

Notification can be provided that Prior Approval is not required.

The extension must be carried out in accordance with the information provided to the LPA (depth 6m, max height 3m, eaves 3m) and is subject to Condition A.3 (a) of the 2015 Order or any subsequent amendments to regulations.

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.

DECISION

Notification is given that Prior Approval is not required for the extension proposed under Class A, Part 1, of the 2015 Order.