

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/24/1649 Householder planning permission

Address: 75 BIRDHILL AVENUE, READING, RG2 7JU

Proposal: Single Storey Side and Rear wraparound extension.

Applicant: Miss Prekchha Rai

Received date: 10/12/2024

Target Decision date: 04/02/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property situated at an angled position within a cul-de-sac, elevated above the ground level of Birdhill Avenue. The surrounding area is predominantly residential in character. The adjacent property features an existing single-storey side and rear extension.



Fig 1: Site visit conducted on 23/12/2024, site photo captured by applicant on 24/12/2024.

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for a single-storey side and rear wraparound extension with a sloped roof. The proposed side extension would be set back from the frontage and extend along the shared boundary with No. 76, maintaining a 70.5cm gap. The depth of the proposed rear extension is 3m. The eaves height of the proposed extension is approximately 2.5m, with a total height of 3.6m. The rear extension would feature two lanterns, two doors, and three windows, while the proposed side extension would include one southwest-facing window and one west-facing window. All proposed materials would match the existing materials of the property.

Plan submitted:

1 Existing and Proposed Ground Floor Plans

2 Existing and Proposed Roof Plans

3 Existing and Proposed Elevations 1

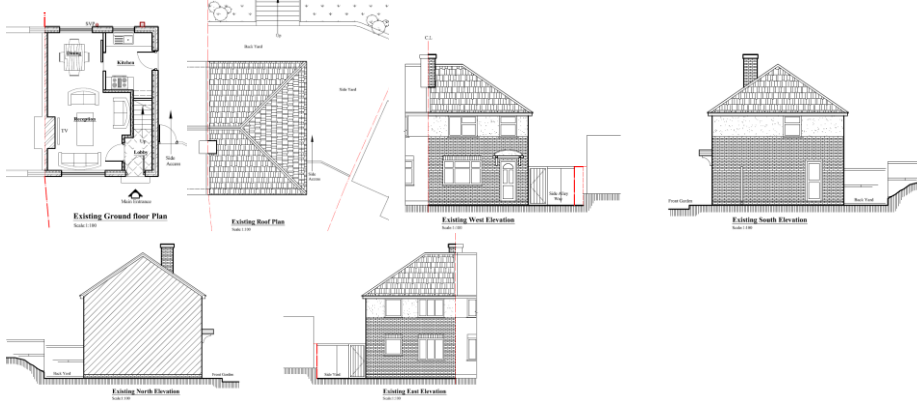
4 Existing and Proposed Elevations 2

5 Existing and Proposed Block Plans

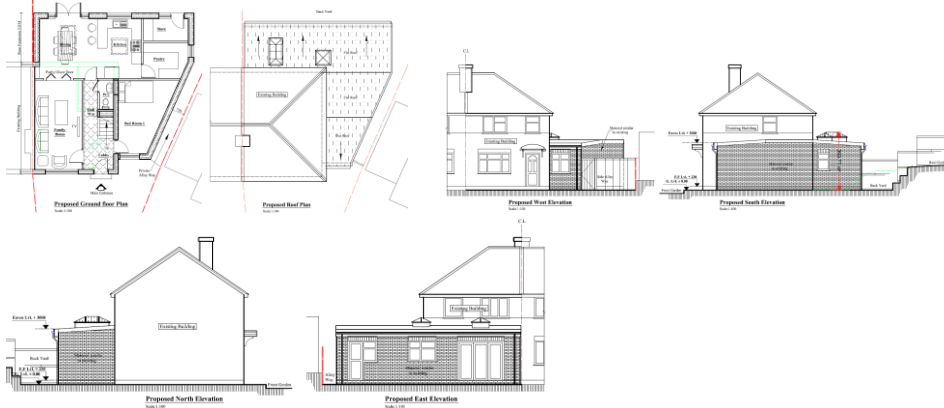
6 Location Map

Received on 10 December 2025.

Existing plans:



Proposed plans:



Relevant Planning History:

PL/20/1854 – Erection of double-story side extension and front porch. – Approved on 09/09/2021

3. CONSULTATIONS

A site notice was displayed on 23rd December 2024 in front of the application site. The 21-day consultation period end on 13rd January 2025. No letters of representation have been received.



Fig 2: Site notice photo

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

4. 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:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021

5. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The proposed wraparound rear extension is considered to be large in scale; however, the property is located at the end of a cul-de-sac, positioned at an angle and elevated above the street level. As a result, the majority of the proposal would be largely invisible from the street, and it is not considered that the development would have a detrimental impact on the street scene or the local environment. Additionally, the proposed depth of the rear extension complies with the guidelines set out in the Design Guide to House Extensions SPD 2021. Therefore, the proposal is considered acceptable on a case-by-case basis.

Amenity Impact

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

There are no identified risks of overbearing or loss of light, given the single-storey nature of the proposal, its reasonable setback from the shared boundary, and its west-south orientation. Although there is a side window facing No. 76, it is not considered to impact the privacy of the neighbouring property, as it is located at ground floor level and is screened by boundary treatment, in addition to the adequate separation distance. Furthermore, the plot is spacious and adequate amenity space would be retained upon completion of the proposal. In compliance with Policies H9, H10, and CC8 of the Reading Borough Local Plan 2019.

6. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

7. RECOMMENDATION

Recommended Conditions:
Approve with Conditions

Recommended Conditions:

Approved Plans
Time Limit
Materials (To Match)