

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref: PL/25/0037 Householder planning permission

Address: 5 ADDISON ROAD, READING, RG1 8GA

Proposal: Rear single storey extension

Applicant: MR AND MRS DANIEL LI

Received date: 08/01/2025

Target Decision date: 11/04/2025 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a recently constructed (following the demolition of the former Cox and Wyman building) two storey semi-detached property on the west side of Addison Road, with a two storey detached garage block at the back. The host and neighbouring property form a pair of dwellings, located behind a long terrace of houses to the north of Cardiff Road. There is a mix of commercial and residential uses in the vicinity of the site, with Reading Railway Station to the south-east.

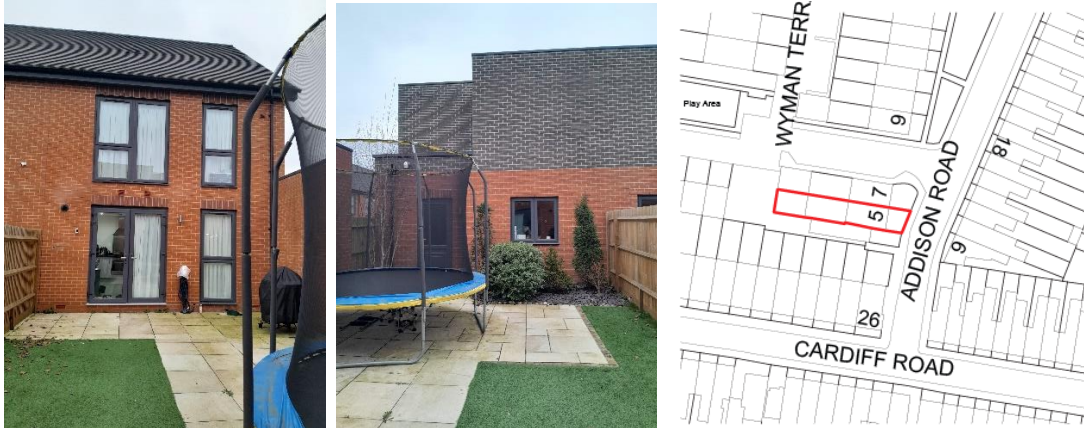


Fig 1-3: Views from the west of the main dwelling and the east of the garage block, taken on 13/02/25, and site location plan

Permitted Development rights regarding enlargement, improvements or other alterations to the dwellinghouse has been removed by the original planning permission under PL/17/1814.

36. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no enlargement, improvements or other alteration to the dwelling houses hereby permitted shall be carried out and no building or enclosures shall be erected or installed within the curtilage of the building(s) or any works within Part 1 Classes A-D and Part 2 Classes A-C without the express planning permission from the local planning authority.
Reason: In the interests of the amenities of neighbouring properties and to protect and maintain the character of the area in accordance with Policy CS7

Fig 4: Extract from planning permission PL17/1814

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey rear extension with a flat roof and a lantern. The proposed development would project a maximum of 4m from the entire rear wall of the main house, measuring 3m in eaves height and 3.6m in total height. The proposed northern wall would be built along the existing boundary fence for approximately 2.4m in depth, before then set off from the boundary by 90cm. The proposal involves the installation of one window and one door, and the new space is intended to be used as a family room. According to the application form, all new bricks would be red, the proposed roof would be single-ply, and the new window/door would be dark grey aluminium (to match existing).

Plans Considered:

- Drawing No. 002.00 – Existing Floor Plans
- Drawing No. 003.00 – Existing Elevations (East & West)
- Drawing No. 004.00 – Existing Elevations (North & South)
- Application Form
Received on 8th January 2025.
- Drawing No. 001.01 – Location and Block Plans
- Drawing No. 005.01 – Proposed Ground Floor Plan
- Drawing No. 007.01 – Proposed Elevations
- Drawing No. 006.01 – Proposed New Roof Plan
Received on 22nd March 2025.

Existing Plans:



Proposed Plans:



Relevant Planning history:

- PL/17/1814 (5 Addison Road) - Demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings including associated surface car parking, public realm and landscaping on land at the former Cox & Wyman building, Cardiff Road. Granted on 19/11/2018.
- PL/23/1796 (23 Addison Road) - Single storey rear extension and a garden shed. Granted on 07/03/2024.

3. CONSULTATIONS

7 Addison Road, Reading RG1 8GA was consulted by letter. A site notice was displayed on 13th February 2025 in front of the application site. The 21-day consultation period ended on 6th March 2025. No letters of representation have been received.



Fig 5: Site Notice Photo

Discussions with the applicant:

The original proposal was considered too large and overbearing in relation to the host dwelling, contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019. Additionally, the proposal potentially blocked light to the adjoining property, not complying with Policy CC8 of the Reading Borough Local Plan 2019. There would also be insufficient private open space upon completion of the proposal, contrary to Policy H10. Therefore, the officer requested that the agent revise or withdraw the proposal; otherwise, it would be recommended for refusal. A revised proposal was received on 22nd March 2025.



Fig 6: Original Proposed Block Plan

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 2024
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

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

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 revised proposal is relatively modest in scale, and the proposed depth is within the guidelines outlined in the Design Guide to House Extensions SPD 2021. According to the application form and site visit conducted by the officer, all proposed materials are to match those of the existing property. As such, it would respect the character and appearance of the host dwelling and the adjoining property. Additionally, the proposed development would mainly sit within the garden, not highly visible from the street; therefore, no harm to the streetscene is identified. Overall, the proposal is considered to comply with Policies H9 and CC7 in terms of character and appearance.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 states that dwellings will be provided with functional private or communal open space. 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 in terms of privacy, overbearing effects, or negative impacts on sunlight and daylight, given that no side windows are proposed, part of the proposal would be 90cm away from the shared boundary with No. 7 to the north, and it would not extend beyond the 60° line taken from the middle of any windows of a habitable room in the adjoining property. The rear garden would retain more than half of the original area. It is noted that the proposal includes a flat roof, which could potentially be used as a roof terrace with minimal further alterations. Given that the proposed extension is set close to the boundary with the neighbour, it is considered necessary to include a precautionary condition that prevents the flat roof of the proposed extension from being used as a terrace, without specific permission being granted by the local planning authority. This condition will secure the amenity of the neighbouring occupier at this point.

For current and future occupiers the proposals would be beneficial, resulting in a family room which creates a more spacious internal living environment. An adequately sized rear outdoor amenity space would be retained.

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

Approved with conditions

Recommended Conditions:

Time Limit

Approved Plans

Materials (As Specified)

Use of Roof Restricted