

DELEGATED APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/25/0467 Householder planning permission

Address: 177 KENTWOOD HILL, TILEHURST, READING, RG31 6JE

Proposal: Single storey rear extension (amended)

Applicant: Mr NIRMAL LIMBU

Received date: 25/03/2025

Target Decision date: 20/05/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey detached dwelling with a hipped roof located on the west side of Kentwood Hill. The surrounding area is predominantly residential and comprises two storey dwellings. The application site is not listed, nor does it fall within a conservation area.



Extract of the location plan

Site visit date: 03/04/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to replace the existing conservatory. The proposed extension would have a width of 6.980m and a depth of 4.365m. The materials proposed will match those of the existing house. The proposed extension will have a hipped roof with a maximum height of 3.465m, and a height to eaves measuring 2.475m.

The proposal also includes a new ground floor side facing window in the south elevation of the existing dwelling.

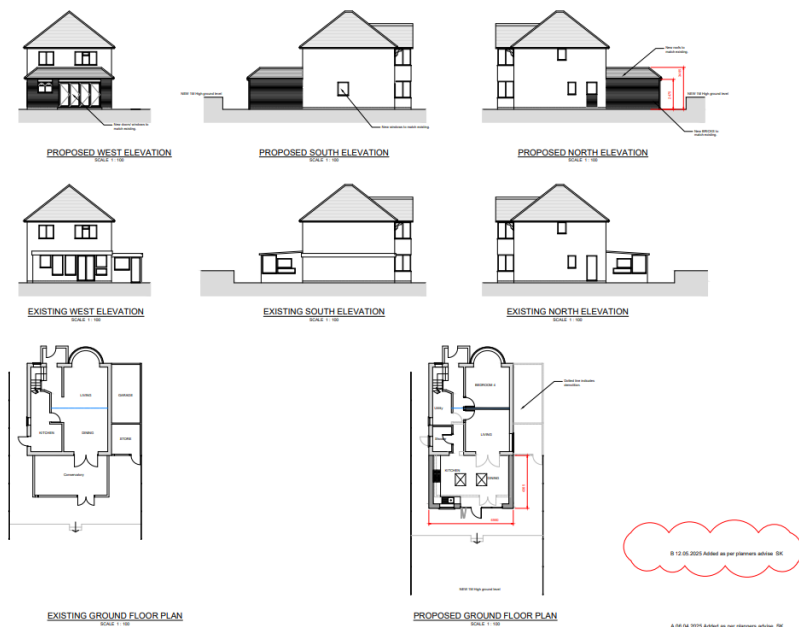
Discussions with agent

Officers had concerns regarding the original submitted scheme. The proposal originally included a full width two storey rear extension, with a depth of 4m at first floor level and a depth of 8m at ground floor level. The agent was advised that the proposal was considered harmful to the character of the host dwelling and neighbouring amenity. The agent was also advised that a two-storey extension would require a bat survey. Subsequently, the agent provided amended plans for a single storey rear extension only with a maximum depth of 4.365m.

Plans considered:

Drawing No. P1618-01 - Location Plan and Block Plan received 7th April 2025

Drawing No. P1618-02 B – Existing and Proposed Floor Plans and Elevations received 12th May 2025



3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 3rd April 2025 for a period of 21 days. No letters of representation have been received.

Ecology

The application site comprises a detached house that may have features potentially suitable for use by roosting bats. It is proposed to extend the property at the rear and the proposals will affect the main roof of the house. The site backs on directly to Arthur Newbury Park which provides optimal bat foraging habitat and there is, therefore, a risk that the proposals may affect roosting bats. A bat survey report will need to be provided before this application can be determined.

Officer note: The above comments were based on the original scheme. As the two-storey element of the development has been removed from the scheme, the proposal will no longer affect the main roof of the house and, therefore, a bat survey is no longer required.

Transport

The loss of the garage will result in the loss of parking, however the submitted Block Plan identifies 2 off road parking spaces served via the existing vehicle crossing.

There are no Transport objections to this application as parking is being provided in accordance with the Councils current standards.

4. RELEVANT PLANNING HISTORY

None

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.

5. 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)
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H10 (Private and Communal Outdoor Space)
TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodland)

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. The draft updated version of the Local Plan was submitted on 9th May 2025.

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’.

6. 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.

Although the depth of the proposed rear extension exceeds the 4m guidance within the design guide to house extensions Supplementary Planning Documents, the SPD allows for larger extensions based on specifics of the site, and in this instance it is considered that the 4.365m depth is acceptable, the application property is a detached dwelling, and the plot can take a development of this size. The proposed extension is single storey in nature, and it is considered subservient to the main dwelling. The amount of useable garden space retained at the rear of the site is considered sufficient for the occupants of the property to enjoy. In terms of design, the proposed extension is considered suitable with materials to match the existing to help aid its integration. The proposed development is contained at the rear of the site and would not be visible from the street scene. There are a variety of rear extensions within the surrounding area (for example the rear extension at the neighbouring property no.175 Kentwood Hill) and, therefore, the proposed development is not considered out of character for its location.

Overall, the proposed development is not considered harmful to the character of the host property or the wider area.

Residential Amenity

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.

By virtue of its single-storey nature and the modest eaves height of 2.475m, the proposed rear extension is not considered to give rise to any significantly detrimental impacts on the amenity of neighbouring properties in terms of overbearing effects, loss of light, or privacy and overlooking. The footprint of the proposed extension is not significantly larger than the existing rear conservatory, and whilst it is acknowledged that there will be a change in context in comparison with the existing conservatory, the level of harm is considered to be limited in overall terms. The development is set away from both side boundaries and the hipped roof form slopes away from the side boundaries to further reduce the harm.

For current and any future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, via the additional space created.

Other Matters

There are no significant trees within 15m of the proposed development.

The original scheme included the demolition of the existing garage. However, the revised plans show that the garage will be retained. Therefore, there are no amendments to the existing parking arrangements.

7. 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.

8. RECOMMENDATION - GRANT

Recommended Conditions:

Time Limit

Materials

Approved Plans

Vehicle Parking (as specified)