

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/25/0507

Address: 75 PARK LANE, TILEHURST, READING, RG31 5DP

Proposals: Single storey rear extension and internal alterations.

Case Officer: Mishga Marshall

Applicant: Mr Michal Wolf

Date received (valid from): 31/03/2025

Target Decision date: 26/05/2025

1. SITE DESCRIPTION

The proposal site is a two storey semi-detached dwelling on the eastern side of Park Lane, in a residential area. It is not a listed building, nor does it fall within a conservation area, however, is within an Area of Biodiversity Area. The surrounding area is predominantly residential, with a mixture of detached and semi-detached dwellings.

Site visit date: 16/04/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey rear extension, the proposed would at its highest measure ~3.45m, ~2.42m at its eaves, and would have a sloping roof with 3 roof lights. It would have a width of ~5.89m and a depth of ~3.75m. As well as required internal alterations.

No works have been undertaken or started in relation to the proposed extension development.

Plans submitted received 31st March 2025:

MAB-C4962-211-0_Plans-GroundFirstLevelandRoofLevel-ProposedGA 31/03/2025

MAB-C4962-180-A_Elevations-ExistingGA 31/03/2025

MAB-C4962-111-0_Plans-GroundFirstandRoofLevel-ExistingGA 21/03/2025

MAB-C4962-001-0_Plans-Location 31/03/2025

MAB-C4962-280-0_Elevations-ProposedGA 31/03/2025

Existing Elevations:



Proposed Elevations:



3. RELEVANT PLANNING HISTORY

PL/25/0506 - Proposed side and rear dormers and internal alterations - Pending Considerations

4. CONSULTATIONS

Site notice displayed on 16/04/2026

No letters of representation have been received.

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 2024

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions SPG 2021

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.

The proposed single-storey rear extension is considered to be acceptable in terms of its overall size, scale, and design. At a depth of 3.75 metres, the extension would project a modest but proportionate depth from the rear elevation of the host dwelling. The extension would feature a pitched roof design, which would remain subordinate to the existing dwelling, helping to minimise its visual impact. The extension's external materials, whilst would not match those of the existing property are not considered to result in any material harm to the character of the host building such that would warrant a refusal.

The proposed fenestration, comprising of a rear-facing glazed double doors, rear window and rooflights, is considered suitable for a modern rear extension and would provide an appropriate level of natural light into the extended space while preserving the overall appearance of the dwelling. As the extension would be located to the rear of the property and not visible from the

public highway, it would have no adverse impact on the character or appearance of the street scene. Furthermore, the scale and form of the proposal would remain in keeping with the established pattern of development in the area, respecting the character of neighbouring properties.

As such, the development is considered acceptable, in compliance with Policy H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

Due to its scale and distance to No.73 Park Lane, there would be no loss of amenity. The adjoining semi No.77 Park Lane has the benefit of a rear extension adjacent the common boundary. The proposed extension would project past this but not significantly. No material loss of amenity is considered to arise in terms of loss of light, overshadowing, or overbearing impact.

No side-facing windows are proposed, and the rear-facing glazed doors and windows would not introduce any significant overlooking beyond what already exists.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans