

DELEGATED APPLICATION REPORT

Ward: Battle Ward

App Ref: PL/25/0473 Householder planning permission

Address: 105 WANTAGE ROAD, READING, RG30 2SN

Proposal: Proposed Ground Floor Rear and Side Extension.

Applicant: Mrs Zita Bell

Received date: 26/03/2025

Target Decision date: 06/06/2025 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property with side access to the rear garden. Wantage Road is characterised by moderate-sized semi-detached properties and short groups of houses, in a predominantly residential area. The Recreation Ground is located to the east of the proposed site. There are no TPO trees or any other trees in the rear garden.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for the erection of a ground floor rear and side extension with a gable roof. The proposed single-storey rear extension would project approximately 4.5m from the entire rear wall of the existing two-storey rear extension. The existing northern single-storey rear extension would be removed to facilitate space for two bins, and the proposed side extension would then be constructed with a depth of approximately 6.25m. The proposed development measures ca 2.4m in minimum height and 3.75m in maximum height. The width of the side access to the rear garden would remain unchanged, measuring ca 76cm.

The new rear extension is intended to enlarge the existing kitchen area and accommodate a small dining and living space. The side element, which is intended to be used as a utility room, is linked with the rear element via an internal hallway. Both spaces have their own rear patio doors for access. The proposal includes two north-facing windows. All proposed materials will match those of the existing building.

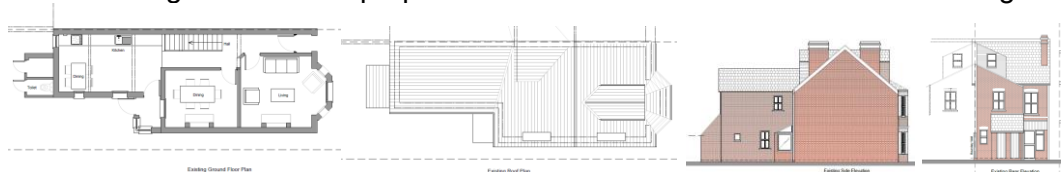


Fig 1: Existing Plans

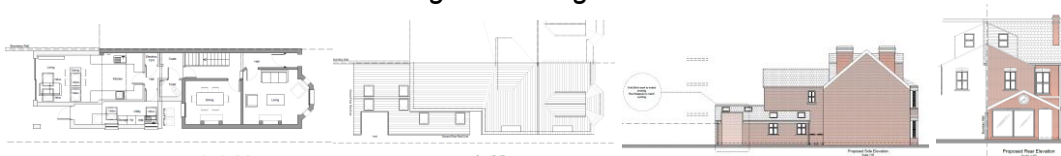


Fig 2: Proposed Plans

Plans/Documents considered:

- Drawing No. A-1120 Rev. B – Existing and Proposed Side Elevations received on 26/03/2025.
- Tree Location Plan
- Tree Survey
- Arboricultural Report
Received on 07/04/2025.

- Drawing No. A-1015 Rev. C – Existing and Proposed First Floor Plan
 - Drawing No. A-1020 Rev. D – Existing and Proposed Roof Plan
 - Drawing No. A-1010 Rev. E – Existing and Proposed Ground Floor Plan
 - Drawing No. A-1110 Rev. E – Existing and Proposed Side Elevations
 - Drawing No. A-1100 Rev. E – Existing and Proposed Rear and Front Elevations
Received on 03/06/25.
- Drawing No. A-1000 Rev. B – Location and Block Plan received on 05/06/2015.

Planning histories:

PL/23/1688 (105 Wantage Road) – Construction of new single-storey garden room. Refused 17/01/2024.

PL/12/0387 (97 Wantage Road) – Single storey side and rear extension. Approved 15/06/2012.

3. CONSULTATIONS

A site notice was displayed on 24th April 2025 in front of the application site. The 21-day consultation period ended on 15th May 2025. No letters of representation have been received.



Fig 3: 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 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)
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. A submission draft 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’.

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 proposal is considered subservient to the existing dwelling and of a proportionate size. The fenestration is appropriate to the design of the host dwelling, and the remaining private outdoor space is sufficient upon completion of the proposal. Although the two gaps in the proposed northern component are somewhat incongruous with the roof design, this is not considered sufficient to warrant refusal, as the extension is small in scale, features a main gable roof, and is not visible from the street scene. Therefore, the proposal is considered acceptable in terms of character and appearance and complies with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

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 of overbearing impact on neighbouring properties, given the proposal’s moderate scale, gable roof, and its setback from the shared boundary with No. 103 Wantage Road. While the proposal includes two windows in the side elevation facing No. 103, the separation distance and the presence of a boundary fence with vegetation—which largely screens No. 105 at this point—mitigate any

privacy concerns. Therefore, the proposal is not considered to have a detrimental impact on the neighbouring properties. Wantage Road in terms of privacy and overlooking.

Additionally, there is a frosted rear window in No. 107 adjacent to the proposed rear extension; the agent has confirmed that this window serves a bathroom. An image from Google Earth also shows two side windows serving the existing ground floor rear extension of No. 107. Therefore, the proposal is not considered to raise any risks of blocking light to the habitable rooms in the adjoining property.



Fig 4 & 5: Rear view of 105 Wantage Road (28/04/2025) and Side view of 107 Wantage Road from Google Earth (05/06/2025)

Tree

According to the submitted Tree Survey, there are no trees in the rear garden of the proposed site. One apple tree (T1), which is not protected, located in the rear garden of 103 Wantage Road, could potentially be impacted by the proposed development. However, since the apple tree at No. 103 is not subject to a Tree Preservation Order (TPO) and there is already a fence serving as a barrier to protect it from any construction activities, the proposal is considered acceptable in terms of tree impact.

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

Approve with Conditions

Recommended Conditions:

Time limit

Approved plans

Materials (To Match)