

DELEGATED APPLICATION REPORT

Ward: Tilehurst

App Ref: PL/25/0587 Householder planning permission

Address: 5 OAKDALE CLOSE, TILEHURST, READING, RG31 5BZ

Proposal: Single storey front extension, addition of side windows, widen dropped kerb

Applicant: MR AND MRS MARC AND LANA DENNIS

Received date: 16/04/2025

Target Decision date: 25/06/2025 (extension)

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The proposal site a two-storey detached dwelling located on Oakdale Close in Tilehurst. The surrounding area is considered predominantly residential with two storey detached and semi-detached dwellings. The majority of the houses within the street have front extensions, with varying designs. The rear boundary of the proposal site backs on to the Local Authority boundary between Reading and West Berkshire.

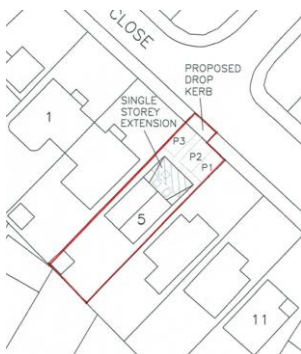
A site visit was carried out on 01/05/2025.

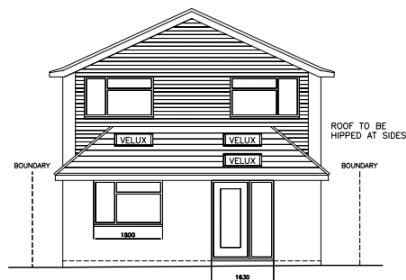
Site visit photo:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey front extension extending across of the full width of the existing dwelling and projecting an additional 3m beyond the existing front extension. The proposed extension would have a hipped roof with three velux rooflights. The proposal also includes two new ground floor, obscure glazed, side windows in the existing side elevations of the dwelling. An extension to the existing vehicle crossing is proposed to facilitate the proposed parking layout for 3 parking spaces at the front of the property.



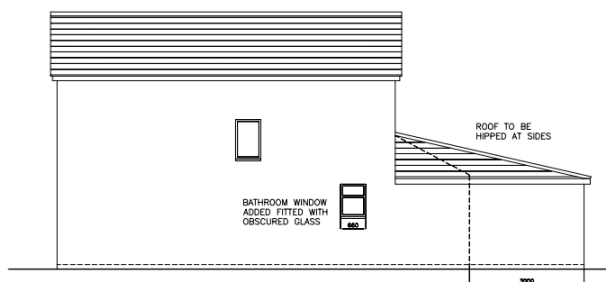


PROPOSED FRONT ELEVATION

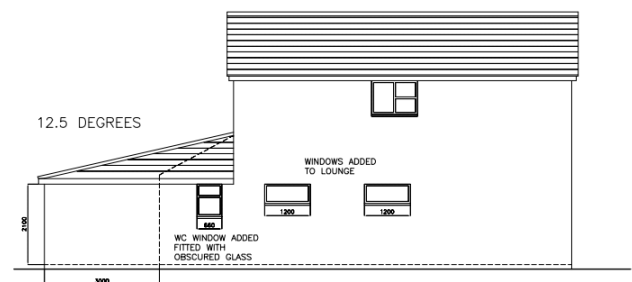


PROPOSED REAR ELEVATION
AS EXISTING

ROOF TILES, GREY INTERLOCKING TILE
BRICKWORK, RED MIX FACING BRICK
ALL GUTTERING AND DOWNPIPES WHITE PLASTIC
WINDOWS WHITE UPVC
ALL EXTERNAL TIMBER CLAD IN WHITE UPVC



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

Plans considered:

Drawing No. 001 – Existing Elevations received 16th April 2025

Drawing No. 005 – Location Plan received 16th April 2025

Drawing No. 002 A – Proposed Elevations received 13th May 2025

Drawing No. 004 B – Proposed Block Plan received 16th May 2025

Drawing No. 003 B – Proposed Floor Plan received 16th May 2025

3. RELEVANT PLANNING HISTORY

PL/16/1383 - Porch extension, re-roof and garage conversion. PERMITTED 09/09/2016

4. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 1st May 2025 for a period of 21 days. No letters of representation have been received.

RBC Transport – Revised plans now include an extension to the existing vehicle crossing to facilitate the proposed parking layout. There are no Transport objections to this application, subject to conditions and informatives.

Discussions with agent

Planning officers had concerns regarding the scheme originally submitted and considered that the proposed extension would be improved in terms of impact on neighbouring amenity, as well as design, if the roof form was amended from a mono-pitched roof to a hipped roof.

Subsequently, the agent submitted revised plans amending the roof form.

The applicant was also encouraged to include some soft landscaping at the front of the site to soften the overall appearance.

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)
H6 (Accommodation for vulnerable people)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR5 (Car and Cycle Parking)

SPD

Design Guide to House Extensions SPG 2021
Revised Parking Standards and Design SPD 2011

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 submission 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.

The proposed extension is single storey only and is considered subservient to the main dwelling. The forecourt is capable of taking a development of this size, and sufficient space is retained at the front of the property to facilitate 3 car parking spaces. The proposal is, therefore, considered acceptable in terms of scale. The proposed design and materials would complement the existing dwelling.

The proposal is not considered out of character as there are a variety of front extensions within the surrounding area. The house styles either side of the host property are different, the house to the left of the site has a flat roof front extension, and the house to the right has a front porch extension with a mono-pitched roof. Therefore, the proposed hipped roof extension would not be considered to be significantly harmful to the character of the neighbouring properties or the wider street scene. The proposal would result in variance to the character and appearance of this row of properties, but this is not considered to be so harmful to warrant refusal and any limited harm is considered to be outweighed by the benefits in terms of meeting disability needs, as referenced below.

Due to the varied nature of the frontages within the street, the mixture of hard and soft landscaping, and varied sections of dropped kerbs, it is not considered that extending the width of the existing dropped kerb would have a harmful impact on the site or the street.

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.

It is not considered that the proposed front extension would have a significant detrimental impact on the neighbouring properties in terms of sunlight and daylight, privacy and overlooking, or overbearing effects. The proposed extension is single storey in nature and set way from both side boundaries, moreover, the roof form has been amended to create a hipped roof, sloping away from the side boundaries to further reduce the impact. Although the proposal includes new side facing windows, there would be no significant adverse amenity impacts for occupiers due to the ground floor nature of the windows and the existing boundary treatment.

Other matters

The proposed front extension would create a bedroom and bathroom at ground floor level to meet disability needs. Policy H6 states that accommodation for vulnerable people will address the identified needs, which are primarily for accommodation that enables occupants to live as independently as possible, particularly for older people and people with physical disabilities. It is considered that the development aligns with the objectives of this policy.

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:

TL1 – Time limit

AP1 – Approved plans

M1 – Materials

DC1 – Vehicle Parking (as specified)

DC3 – Vehicle Access (as specified)