

DELEGATED APPLICATION REPORT

Ward: Battle Ward

App Ref: PL/25/0667 Full planning permission

Address: 288-290 OXFORD ROAD, READING, RG30 1AD

Proposal: Single-storey rear extension.

Applicant: MR K SEHDEV

Received date: 02/05/2025

Target Decision date: 27/06/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey mid-terrace property forming part of the key frontage of the Oxford Road West district centre (RL1). The ground floor of the building is a retail store, whilst the first floor is for residential use. The property lies on a busy arterial road, within a mixed residential and retail community. It is located in an Air Quality Management Area.

The permitted development rights regarding Class MA and Class M of Part 3 of Schedule 2 to the GPDO have been removed for this property by an Article 4 Direction, which has been in force, as modified, since 10 October 2023.



Fig 1: Abstract of the Drawing No. 1622-P-001 Site Location Plan

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for a single-storey rear extension with a flat roof, projecting along the entire rear wall of the existing property, measuring ca 5.95m in depth and ca 2.96m in maximum height. The proposed ground floor space is intended to be used as an office and a storage room. The external walls would be finished with painted render. The proposal also includes the installation of two rear doors and windows. All proposed materials would match those of the existing building.

Plans/documents considered:

- Drawing No. 1622-P-001 – Site and Location Plan received 02/05/2025.
- Drawing No. 1622-P-002 Rev B – Existing Floor Plans and Elevations received 16/06/2025.
- Drawing No. 1622-P-003 Rev B – Proposed Floor Plans and Elevations received 16/06/2025.

& An email dated 07/06/2025 from the agent confirmed that all proposed materials would match those of the existing building.

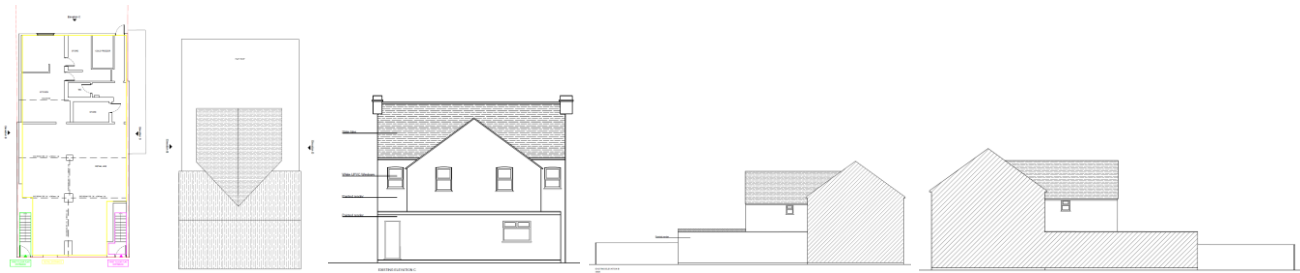


Fig 3: Drawing No. 1622-P-002 Rev B – Existing Floor Plans and Elevations



Fig 4: Drawing No. 1622-P-003 Rev B – Proposed Floor Plans and Elevations

Relevant Planning History:

- PL/25/0776 - Rear facing dormers with roof light to front to create two additional bedrooms to HMO. Pending.
- PL/05/1134 - New shop front and subdivision of the existing first floor flat into 2x two-bedroom units. Permitted subject to Legal Agreement on 06/03/2006.

3. CONSULTATIONS

- Reading Borough Council, Planning Enforcement Consultations – response received on 13/05/2025.

No objection if it resolves the front extension which is subject of an enforcement notice.

Planning Officer's note: The officer can confirm that at the time of the site visit on 6th June 2025 the front extension had been removed. However, the roller shutter and window/door alterations to the front remain subject to enforcement action. The agent was informed via email dated 16th June 2025 and has confirmed that they have been instructed to submit a separate application on behalf of the tenant for the shopfront. As such, these matters will not be included in this application.



Fig 4: View of the frontage of 288-290 Oxford Road, taken on 06/06/2025

- Reading Borough Council, Ecology Consultations – response received on 15/05/2025.

The application site is located along a terraced length of houses along the Oxford Roads. It is proposed to add a single storey extension to the rear of the building.

The proposals are considered very unlikely to affect any priority habitats, protected species, or designated wildlife sites. There are therefore no objections to this application on ecological grounds.

- Public consultation: A site notice was displayed near the application site. The 21-day consultation period was from 6th June to 27th June 2025. No letters of representation have been received.



Fig 5: 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 (NPPF)
National Planning Policy Guidance

Reading Borough Council Local Plan (2019)

Policy CC7 – Design and the Public Realm
Policy CC8 – Safeguarding Amenity
Policy EN16 – Pollution and water resources

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

- a) Design and impact on the character of the area and street scene
- b) Impacts on residential amenity
- c) Air quality
- d) Biodiversity Net Gain

a) Design and impact on the character of the area and street scene

Policy CC7 requires that all development be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

The proposal is for a single-storey extension to the rear of the property. As the property is mid-terrace, the extension would not be visible from the street. Additionally, the adjoining properties have large rear extensions. While the proposed 6-metre extension would occupy almost the entire rear garden, it would align with the rear building line of the neighbouring properties. Therefore, the proposal is not considered to detract from the character of the adjoining properties or the local environment and would not cause harm to the street scene.

b) Impacts on residential amenity

Policy CC8 requires the development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.

The proposal relates to the ground floor only. The existing residential units on the first floor are accessed via two separate entrances at the front of the property. Although the proposed development would occupy almost the entire rear garden, it is not considered to adversely affect residential amenity, as the first-floor residents do not have access to or use of the rear garden, even in the absence of a rear extension. Furthermore, the proposed use—as an office and storage room—is not expected to generate significant noise compared to the existing use. Therefore, no harmful impacts are identified on the living environment or conditions of the first-floor residents. The proposal is considered to be in compliance with Policy CC8.

c) Air quality

Policy EN16 requires development would not be damaging to the environment and sensitive receptors through land, noise or light pollution.

The proposal is for a storage area and an office, which is not considered to result in any significant impact on air quality or pollution affecting the local environment or nearby residents. The proposal is considered to be in compliance with Policy EN16.

d) Biodiversity Net Gain

The Application Form indicates that BNG would not apply if permission were granted. Based on the plans and site visits, the proposal is unlikely to result in a loss of habitat.

The Ecology Team also confirms that the proposal is considered highly unlikely to affect any priority habitats, protected species, or designated wildlife sites. Additionally, the guidance regarding the types of development that will be exempt from mandatory biodiversity net gain states that:

Developments below the threshold

A development that does not impact a priority habitat and impacts less than:

- *25 square metres (5m by 5m) of on-site habitat*
- *5 metres of on-site linear habitats such as hedgerows*

A development 'impacts' a habitat if it decreases the biodiversity value.

As such, there are no objections in terms of Biodiversity Net Gain.

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)

Use of Roof Restricted