

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/25/0675 Householder planning permission

Address: 22 DAWLISH ROAD, READING, RG2 7SF

Proposal: Proposed single storey rear extension with a kerb drop to accommodate 2 cars in the front garden.

Applicant: Mr Waqas Khan

Received date: 06/05/2025

Target Decision date: 01/07/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a mid-terrace dwelling situated in a short group of four dwellings, set well back in the plot. The front garden of the application site has sufficient space to accommodate two vehicles and is currently surrounded by a hedge, with a pedestrian entrance. The site is located in a residential area.



Fig 1, 2 & 3: Images of the front and rear views of No. 22, taken on 29/05/25; Location Plan submitted.

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks permission for a proposed single-storey full width rear extension with a flat roof featuring a slight slope. The proposal would measure approximately 2.9m and 3.3m in eaves and maximum height, respectively, with a depth of approximately 4.3m. Due to the difference in ground levels between the interior and the rear garden, three steps would be installed to provide access. The proposal also involves the installation of two doors and one window at the rear. All proposed materials are to match those of the existing building.

Additionally, the existing front hedge would be removed, and a dropped kerb with a width of 5m would be created to facilitate access for parking two vehicles in the front garden.



Fig 4: Existing Plans submitted

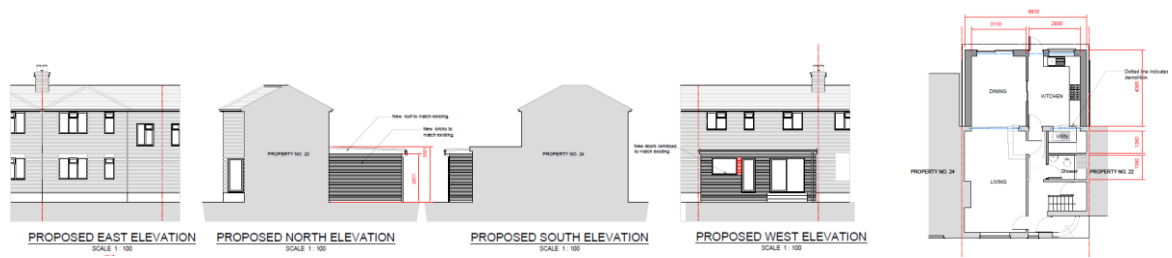


Fig 5: Proposed Plans submitted

Plans/documents considered:

- Drawing No. P1639-03 – Proposed Plans & Elevations received 06/05/2025.
- Drawing No. P1639-02 – Existing Plans & Elevations received 06/05/2025.
- Drawing No. P1639-01D – Location & Block Plan received 30/06/2025.

Relevant planning history:

PL/18/0490 (18 Dawlish Road) - Demolition of existing detached garage and erection of new single storey detached building for office/gym and bathroom (amended). Approved 26/04/2018.

3. CONSULTATIONS

- **Transport Development Control, Reading Borough Council:** response received on 02/06/2025.

'To facilitate the proposed parking layout the existing hedge will need to be removed; it is recommended that the Natural Environment officer should be consulted. Width/openings needs to be wide enough so that vehicles do not 'bump up' full height kerbs. All works undertake on any part of the public highway will require a license from the Highways Department.

New accesses would require visibility splays of 2.4 x 43m to be illustrated on plans, however I am satisfied that these can be achieved.

There is a lamp column located adjacent with boundary with number 24 which has not been illustrated on plans. A minimum distance of 1m must be retained between the lamp column and the proposed vehicle crossing. Revised plans are required illustrating the lamp column in relation to the location of the vehicle crossing.

Water run-off from private property onto the public highway is not permitted. An appropriate method of drainage needs to be provided within the property curtilage including the use of suitable permeable surfacing materials.

Revised plans are required.'

Planning Officer note: Following the submission of the revised Drawing No. P1639-01C Block Plan, the follow-up transport comments received on 06/06/2025 were as follows:

'To facilitate the proposed layout and preventing vehicles bumping up the kerb the width of the access needs to be wide enough so that vehicles do not 'bump up' full height kerbs, therefore a 5m access would be required.'

- **Natural Environment, Reading Borough Council:** response received 17/06/2025, summarised as follows:

There are no objections from NE's perspective, but a condition restricting construction-related activities in the rear garden to protect an off-site tree is suggested. The existing hedge in the rear garden appears to be relatively small but should still be acknowledged.

- **Site notice:** A site notice was displayed on 29th May 2025 in front of the application site. The 21-day consultation period ended on 19th June 2025. No letters of representation have been received.



Fig 6: 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)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

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 remain 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 proposed rear extension is single storey with a depth of approximately 4.3m, which is only just larger than the 4m recommended depth in the Design Guide to House Extensions SPD 2021. The arrangement and size of the new doors would be the same as the existing ones, though the new windows differ slightly. All proposed materials are to match those of the existing building. There are similar single-storey rear extensions in the surrounding area. Therefore, the extension is not considered to harm the character or appearance of the property, given its matching materials, moderate scale, and appropriate fenestration, and it would not detract from the local environment.

Regarding alterations to the front garden, the existing hedge would be removed to facilitate the installation of an entrance for parking two vehicles, while the boundary hedges on both sides would be retained. The proposal also includes a dropped kerb. Similar front garden developments exist in the vicinity; therefore, it is not considered that the proposal would harm the streetscene.

Overall, 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 to privacy or overbearing impacts on neighbouring properties, given the proposal’s moderate scale and absence of side windows. The proposed rear extension would project slightly beyond the 60° line taken from the centre of the nearest habitable room window in No. 20. However, as it is single storey and the projection beyond the 60° line is minimal, it is not considered sufficient grounds for refusal on this basis. There is an existing rear extension at No. 24 with a building line ca 0.8m smaller in depth than that of the application site. As such, no risks have been identified in terms of loss of light.

Trees

The Policy EN14 requires individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

The proposal includes the removal of a section of the existing front hedge to facilitate vehicle access, as well as the removal of a section of hedge in the rear garden to accommodate the proposed rear extension. The removal of the hedge is considered acceptable as it is small in scale and consistent with the existing streetscene. Regarding the off-site tree, it is small and located approximately 14.5m from the proposed extension. Given the existing boundary fence, the proposal is considered acceptable in terms of tree protection, and no condition is required due to the distance and existing boundary.

Transport

Policy TR5 states development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

The existing front garden is sufficient to accommodate parking space for two vehicles. The latest revised Proposed Block Plan (Drawing No. P1639-01D) indicates that the distance between the proposed vehicle access and the existing street lamp is at least 1m, and that the proposed dropped kerb would measure 5m in width. Therefore, the proposal is considered acceptable in terms of transport.

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)