

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/25/0733 Householder planning permission

Address: 71 WHITEKNIGHTS ROAD, READING, RG6 7BB

Proposal: Demolition of existing outrigger and conservatory. 4m rear extension from existing property built to the width of the existing property.

Applicant: Mr & Mrs Georgia & Geoff Hood

Received date: 16/05/2025

Target Decision date: 11/07/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwelling with an existing single-storey rear extension. The rear garden can be accessed via a side gate, maintaining an approximate 1.7m separation from No. 69. The property is located to the northeast of Whiteknights Road, opposite the Secret Garden.



Fig 1 & 2: View from the front of the property, taken 29/05/25; the submitted Location Plan

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks permission for the demolition of the existing outrigger and conservatory to accommodate a 4m-deep, full-width single-storey rear extension to the existing property. The proposed development would feature a sloped roof, measuring ca 3.5m in total height and 2.6m at the eaves. The extension also includes the installation of three rooflights and a sliding door.

In addition, one existing side door and window serving the utility room and WC on the ground floor of the main house would be blocked with matching bricks, and a new door and window would be introduced close to their current location. The proposed extension is intended to enlarge the existing kitchen area and provide a new dining room.

According to the application form, the proposed external walls and roof would be constructed using red brick and slate to match the existing materials. The new windows and doors would be made of timber and aluminium.



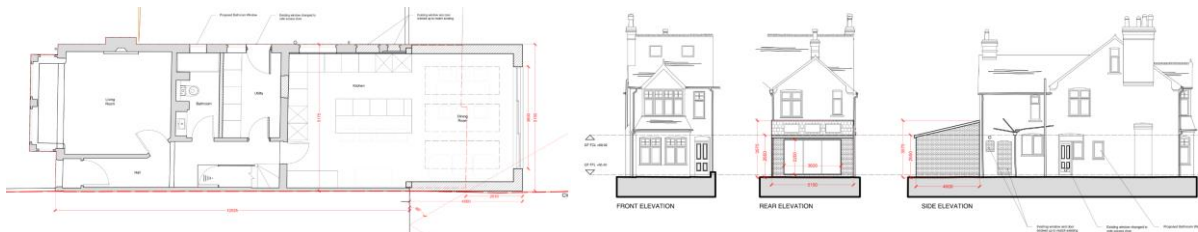


Fig 3-6: Existing Plans (Top) and Proposed Plans (Bottom) submitted

Plans/document submitted:

- Drawing No. 2024-120-101 Rev PL01 – Proposed Location Plan and Block Plan, dated 16/05/25
 - Drawing No. 2024-120-102 Rev PL02 – Proposed Site Plan: Roof and Ground Floor, dated 25/03/25
 - Drawing No. 2024-120-120 Rev PL02 – Proposed Elevations, dated 25/03/25
 - Drawing No. 2024-120-001 Rev PL01 – Existing Location Plan and Block Plan, dated 16/05/25
 - Drawing No. 2024-120-002 Rev PL02 – Existing Site Plan: Roof and Ground Floor, dated 25/03/25
 - Drawing No. 2024-120-010 Rev PL02 – Existing Ground Floor Plan, dated 25/03/25
 - Drawing No. 2024-120-020 Rev PL02 – Existing Elevations, dated 25/03/25
 - Drawing No. 2024-120-110 Rev PL03 – Proposed Ground Floor Plan, dated 29/04/25
 - Location Plan, dated 16/05/25
 - Planning Statement, prepared by NWG Architecture, dated 16/05/25
- Received 16/05/25.

Planning history:

None.

3. CONSULTATIONS

One site notice was displayed near the application site on 9th June 2025. The 21-day consultation period ended on 30th June 2025.



Fig 7: Site Notice photo

One letter of support has been received from No. 73 Whiteknights Road, Reading, RG6 7BB as follows:

'I am writing this email in relation to planning application PL/25/0733 and wanting to confirm that I am happy with the extension plans to go ahead for number PL/25/0733. I would also like to take this opportunity to mention that we are also planning of doing an extension in the near future.'

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) 2024
National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

Policy CC7 – Design and the Public Realm
Policy CC8 – Safeguarding Amenity
Policy H9 – House Extensions and Ancillary Accommodation
Policy H10 – Private and Communal Outdoor Space

Others

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. Policy H10 states that dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children’s play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space.

The proposed single-storey rear extension measures 4m in depth, which is in accordance with the guidelines set out in the Design Guide for House Extensions SPD (2021). It has an eaves height of ca 2.6m and a total height of around 3.5m. The extension would be approximately 2m deeper than the existing structure, with the eaves and overall height increased by about 0.5m and 0.3m, respectively. As such, the extension is considered modest in scale. All proposed bricks and slate roofing materials would match those of the existing dwelling, while the new windows and doors would be constructed from timber and aluminium. The proposed development is located to the rear of the property and would not be visible from the public realm. Therefore, the proposal is considered to respect the character and appearance of the host dwelling, and it would not detract from the wider streetscene.

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 concerns relating to overbearing impacts on neighbouring properties, given the single-storey nature of the proposed extension and the depth which is compliant with the Design Guide to House Extensions SPD. The proposal is also not considered to raise any issues relating to privacy or overlooking of No. 73, as no side-facing windows are proposed. While there are alterations to the arrangement of one door and one window on the ground floor side elevation facing No. 69, these are considered acceptable due to the approximate 1.7m gap between the application site and No. 69, as well as the fact that the proposed door and window are at ground floor level and face a shared boundary screened by existing planting, which is the same as existing. The private outdoor space is considered sufficient upon the completion of the proposal.

In terms of sunlight and daylight, the proposed extension would extend beyond the 60° line taken from the centre of the closest habitable room window at No. 73, which could potentially result in some loss of sunlight and daylight. Given the modest scale of the proposal, the southwest–northeast orientation of the site, it is considered that any loss of light would be limited, would be acceptable in this context and would not be so overbearing to warrant a refusal on this basis.

On balance, the proposal is considered acceptable and would enhance the living conditions for future occupiers of the property.

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:

Approved Plans

Time Limits

Materials (As Specified)