

DELEGATED APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/25/0420 Householder planning permission

Address: 1 POLSTED ROAD, TILEHURST, READING, RG31 6HP

Proposal: Single storey rear extension. Erection of two side bay windows. Replacement of 4 front windows(amended).

Applicant: Jed Khan

Received date: 19/03/2025

Target Decision date: 18/07/2025 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey end-terrace dwelling with a pitched roof. The dwelling benefits from a loft conversion with a rear box dormer. The property was extended to the side under ref. PL/19/0006; therefore, the site has a relatively wide frontage that tapers towards the rear. It is located within an Article 4 area controlling the use of patterned brickwork. The surrounding area is predominantly residential. The United Reformed Church is situated just beyond the south-western site boundary. The adjoining property at 3 Polsted Road has an existing outrigger extending to approximately 3.5m in depth.



Figs 1 & 2: View from the front of the property (24/04/25); Extract of the location plan submitted

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal involves a single-storey rear extension spanning the full width of the existing dwelling and projecting to a depth of 5m. The rear extension would feature a flat roof with a height of 3m. A set of sliding doors is proposed on the rear elevation, and a rooflight would be incorporated into the flat roof.

The scheme also includes two side bay windows with pitched roofs. These would be constructed as a single unit and would be largely screened by the boundary fence. The bay windows would project approximately 1m from the existing wall, measuring about 3.55m in width and 2.78m to the eaves, with a total height of approximately 3.32m. All front-facing windows are proposed to be replaced to match the existing windows.

As confirmed by the agent's email dated 11 July 2025, the materials have been selected to match those of the existing dwelling.

Plans/documents considered:

- B118012_Planning_12946_Site Photograph, received 19/03/2025.
- Location Plan, dated and received 19/03/2025.
- Drawing No. B118012_Planning_12946_Block Plans_C, received 12/06/25.

- Drawing No. B118012_Planning_12946_Architectural Drawings_(2), received 24/06/25.
 - Drawing No. BB118012-1100 Rev B – Existing Floor and Roof Plans
 - Drawing No. BB118012-1200 Rev B – Existing Elevations and Section
 - Drawing No. BB118012-3100 Rev C – Proposed Floor and Roof Plans
 - Drawing No. BB118012-3200 Rev D – Proposed Elevations and Section

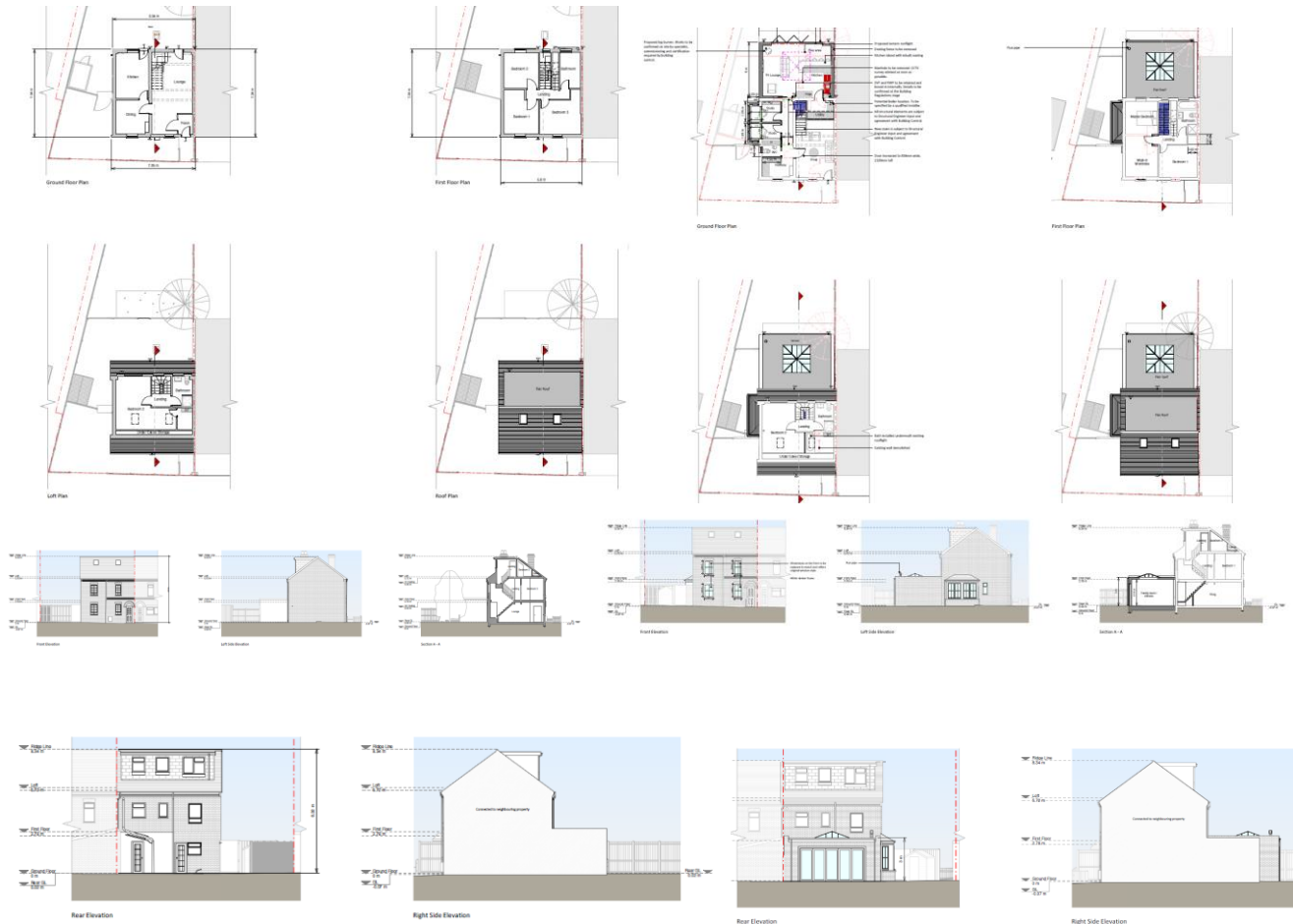


Fig 3: Existing and Proposed Plans and Elevations

Relevant Planning Histories:

- PL/94/0853 - Loft conversion to form bedroom and bathroom. Insertion of roof windows in front roof slope.
- PL/18/0599 - Part one, part two storey side and rear extension. Refused 06/06/2018.
- PL/19/0006 - Two storey side and single storey rear extension. Approved 21/06/2019.
- PL/25/0419 - Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, and 3.0m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Refused 30/04/2025.

3. CONSULTATIONS

Site Notices:

A site notice was displayed on 25th June in 2025 in front of the application site. The 21-day consultation period ended on 16th July in 2025. No letter of representation has been received.



Fig 4: Site Notice photo

Discussions with agent:

The agent was advised on 08/05/2025 that the original proposal to relocate the front door and install front bay windows was considered unacceptable in terms of character and appearance, as it would significantly alter the patterned brickwork protected under the Article 4 Direction. It would also disrupt the existing patterned fenestration. Therefore, the original proposal is not considered to respect the existing property and would detract from the streetscene. Following communications with the agent, an amended proposal has been submitted. The amended scheme comprises a single-storey rear extension, the erection of side bay windows, and the replacement of four front windows.

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)

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 replacement of the four front windows would match the existing, with no alterations proposed to the front elevation. The erection of two side bay windows would project approximately 1m from the wall; these are small in scale and mostly screened by the boundary. The proposed single-storey rear extension is modest and would be invisible from the public realm. All proposed materials are to match those of the existing dwelling. Most properties along Polsted Road feature single-storey rear extensions. Therefore, the proposal is considered to respect the existing dwelling and would not detract from the 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 risks in terms of privacy or overlooking, as no side windows are proposed in the single-storey rear extension. Although two new bay windows would be erected on the southwest elevation of the ground floor of the main building, they would directly face an existing shed and be approximately 2m from the boundary fence of the application site.

The application site is an end-terrace, and the neighbouring properties to the southwest are located at least approximately 5m from the proposed rear extension. The adjoining property, No. 3 Polsted Road, has an existing single-storey rear extension. The proposed rear extension would be ca1.5m beyond No. 3. Therefore, no concerns are raised regarding overbearing impacts or loss of sunlight and daylight. The rear garden is spacious and would provide sufficient outdoor amenity space upon completion of the proposal.

Overall, the proposal is considered capable of improving the living conditions for current and future occupiers of the property.

6. CONCLUSION

Overall, 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 Limit

Materials (To Match)

Use of Roof Restricted