

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: PL/25/0655 Householder planning permission

Address: 26 ARMOUR ROAD, TILEHURST, READING, RG31 6HN

Proposal: First floor extension to the rear of the house to create a first floor bathroom.

Applicant: Mr Jonathon and Michelle Simons

Received date: 01/05/2025

Target Decision date: 24/07/2025 (ext)

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two storey mid-terraced dwelling with a pitched roof. The property has an existing two storey rear gable projection beyond which extends a single storey outrigger. The property is located on Armour Road in Tilehurst. The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential.

A site visit was carried out by the planning officer as part of the planning process for the previously approved planning application 240220.

Site visit photo:



Google earth image:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a first floor rear extension above the existing single storey outrigger, extending to the same depth. The materials proposed would match those of the existing. One window would be located in the rear elevation and one rooflight would be located in the side elevation.

Plans/documents considered:

Application form received 1 May 2025

Drawing No. AMR-WHE-XX-XX-SK-S-00001 REV 1 – Proposed Structural Support Section and Elevation received 1 May 2025

Drawing No. AMR-WHE-XX-XX-SK-S-00002 REV 1 - Proposed Structural Support Plan Drawings received 1 May 2025

3D Images received 1 May 2025

Photographs received 1 May 2025

Existing Site Plan REV 4 received 1 May 2025

Proposed Site Plan REV 4 received 1 May 2025

Existing and Proposed Plans – Ground Floor REV 4 received 1 May 2025

Existing and Proposed Plans – First Floor REV 5 received 1 May 2025

Existing and Proposed Roof Plan REV 5 received 1 May 2025

Existing and Proposed Elevation – West REV 4 received 1 May 2025

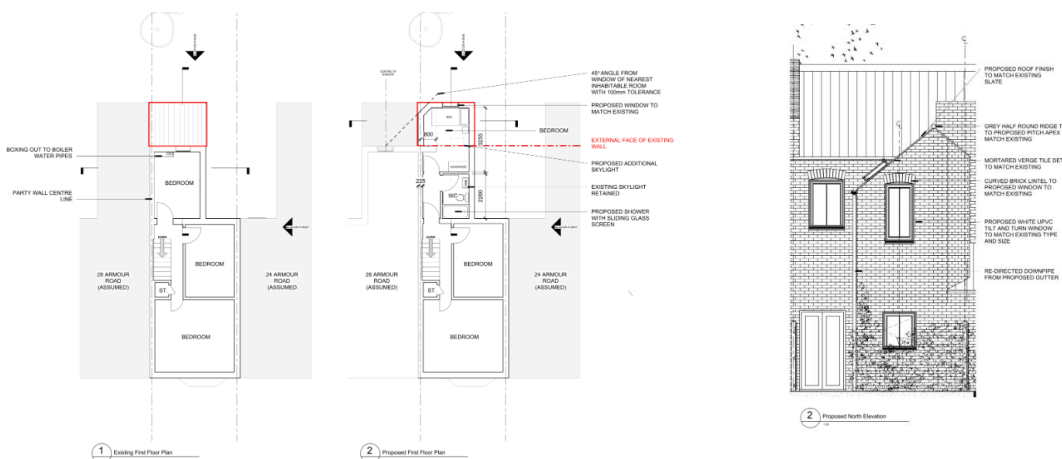
Existing and Proposed Elevation – North REV 4 received 1 May 2025

Existing and Proposed Sections REV 5 received 1 May 2025

Existing and Proposed Cross Sections REV 2 received 1 May 2025

Location Plan REV 5 received 17 June 2025

Amended Ownership Certificate B received 17 June 2025



3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 15th May 2025 for a period of 21 days.

Notice was served on the adjoining neighbour on 16th June 2025 for a period of 21 days.

No letters of representation have been received.

4. RELEVANT PLANNING HISTORY

231213 – Pre application advice for a first floor extension to the rear of the property. Observations sent 20/09/2023

PL/24/0220 - First floor extension to the rear of the property. Permitted 19/04/2024

PL/25/0522 - A 2.2m deep first floor extension over a ground floor bathroom. This will provide an upstairs bathroom. Circa 6sqm plan area overall. Observations sent 25/04/2025

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)
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. 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 not of a conventional design, however, due to the variation of single and two storey rear extensions within the vicinity (some of which are seen in the aerial view above), along with the position of the extension at the rear of the site, the proposed extension is not considered to cause detrimental harm to the character of the area or to the Armour Road street scene.

The proposed extension is considered subservient to the host dwelling and would be constructed with matching materials to help aid its integration. The development is not considered to detract from the character of the existing dwelling.

Although the proposed extension is slightly larger than the previously approved extension, the permitted extension proved to be unbuildable due to a large section of unsupportable external wall and chimney masonry that would be left hanging after the extension wall line moved outwards. The agent has provided detailed plans as evidence which explains why the previous scheme could not be built.

On balance, the current scheme is considered acceptable.

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.

There is a sufficient distance between the proposed development and the neighbouring property at no 24 Armour Road. There is already built form at first floor level with one side facing rooflight facing this neighbour. Therefore, the proposed arrangement is not considered to be significantly different to that of the existing arrangement and there are no identified risks of the development having a detrimental impact to the living environment for this neighbour.

With regards to no 28 Armour Road, although the scale of the proposed rear extension has been increased when compared against the previously approved extension, the overall depth of the development is still considered relatively minor, and moreover, the design of the proposed extension ensures that the line of light from the mid-point of the closest neighbouring habitable window would not be breached. Squaring off the rear elevation wall closest to no. 28 Armour Road reduces concerns regarding overbearing effects and overshadowing.

For current and any future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, via the additional space created.

As the footprint of the dwelling will not be increased by the proposed development, the amount of useable outdoor amenity space will remain the same for the occupiers.

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:

Time limit

Materials

Approved plans