

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: PL/25/0277 Householder planning permission

Address: 17 REGIS PARK ROAD, READING, RG6 7AD

Proposal: Single storey rear extension and front porch. Change in ground levels to rear garden.

Applicant: Mr Vivek Saxena

Received date: 21/02/2025

Target Decision date (extension): 30/07/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey detached residential dwelling located on the east side of Regis Park Road. The surrounding area is predominantly residential, comprised of dwellings of a similar style and design.



Extract of the location plan

Site visit date: 15/04/2025 Site visit photos:



3. RELEVANT PLANNING HISTORY

PL/19/1642 – Certificate of Lawfulness for proposed construction of new porch and outbuilding in rear garden. Granted 18/12/2019

PL/19/1950 - Change of use of existing garage to habitable space, remove garage door for new window in front elevation. Granted 22/01/2020

4. CONSULTATIONS

A site notice was displayed by the case officer on 15th April 2025 for a period of 21-days. No letters of representation have been received.

Natural Environment – no objections subject to conditions (more detail below)

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

A 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

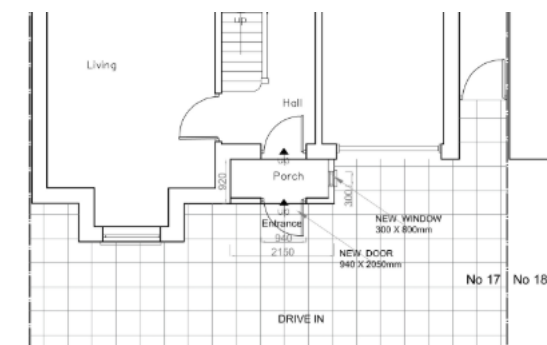
Character and Appearance

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.

In terms of scale, the depth of the proposed rear extension would exceed the 4m guidance within the design guide to house extensions SPD by 1m, however, in this instance, the overall size is considered acceptable and subservient to the host dwelling. A sufficient amount of amenity space would remain, and it is considered that this plot can facilitate this proposal, although the 5m depth is considered the maximum limit.

In terms of design and appearance, the proposed rear extension is considered acceptable. The materials used will match those of the existing dwelling to help aid its integration. The proposed extension is contained at the rear of the site, therefore causing minimal harm to the street scene.

The proposed front porch addition will be visible from the street scene; however, the proposal will infill the area under the existing porch roof with bricks to match the existing house, it is considered a subservient addition to the dwelling and would be set back from the roadside. The porch is not considered to be harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. It is also worth noting that a certificate of lawfulness has been issued for a similar porch extension under application reference PL/19/1642 (image of snippet from approved floor plan below).



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.

By virtue of its single-storey nature and the modest eaves height of 2.475m, the proposed rear extension is not considered to give rise to any significantly detrimental impacts on the amenity of neighbouring properties in terms of overbearing effects or loss of light. The proposed floor plans illustrate that the 60 degree line of light would not be breached by the development. The roof form is slightly hipped, sloping away from the neighbouring properties to further reduce the harm. No windows are proposed in the side elevations of the extension, therefore, there are no identified risks in relation to loss of privacy or overlooking.

Due to its overall scale, and the separation between the proposed front porch and all neighbouring properties, it is not considered that there would be any harmful impacts caused to neighbouring amenity as a result of this element of the development.

Change in ground level

Officers originally had concerns with regards to the change in ground level in the rear garden. Further information was requested to ensure that potential stability issues for adjacent gardens would not arise as a result of the works. Subsequently, a report was submitted for the retaining wall with structural design details. The report is listed as an approved document to ensure that the works are carried out in accordance with the details in the document.

Trees

The Arboricultural Report submitted with the application identified 4 off-site category U trees. The natural environment team commented that the new retaining wall and the change in ground level is slightly over 2m away from the trees and during the excavation process roots may be found. They requested the methodology for constructing the wall as it is expected where root impact is likely. The report also did not include the appropriate treatment of roots founds. Further information regarding landscaping was also requested.

Subsequently, a revised Arboricultural Report was submitted which addressed and resolved the points raised.

A condition is attached to this permission to ensure Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report.

A further condition is attached for the requirement a scheme of hard and soft landscaping to be submitted to and approved.

Other matters

The proposals do not affect the roof of the dwelling so it is unlikely that bats will be affected by the proposals.

The proposal does not result in the loss of parking and no changes to the existing dropped vehicle crossing are proposed.

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:

TL1 – Time limit
M1 – Materials
AP1 – Approved plans
L1 – Landscaping
L7A – Arboricultural Method Statement