

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/25/0592 Householder planning permission

Address: 85 WESTBOURNE TERRACE, READING, RG30 2RP

Proposal: Single Storey side/rear extension and internal alterations (amended).

Applicant: Ms Monika Panjiyar

Received date: 17/04/2025

Target Decision date: 06/08/2025 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey detached dwelling with a substantial lower two-storey rear extension positioned towards the southeast. This creates a stepped rear building line, which results in the existing rear extension being partially visible from the public realm. The rear garden is relatively small, and the property is situated near the cul-de-sac end of Westbourne Terrace.



Fig 1 & 2: Views from the front and rear of the property (18/07/25)

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks planning permission for a single-storey side and rear extension, along with internal alterations. The proposed development would infill the corner between the original dwelling and the existing two-storey rear extension, measuring approximately 2.75m in depth and 2.14m in width. The single-storey rear extension would incorporate a flat roof with a roof lantern, reaching an overall height of approximately 3m. Fenestration would include new side and rear windows, and the existing rear door would be replaced and widened to accommodate a larger opening. The internal alterations involve reconfiguring the existing ground floor layout to create a larger kitchen and dining area. According to the agent's email dated 28 July 2025, all proposed external materials would match those of the existing dwelling.

Plans considered:

- Drawing No. 25016.PP – 01 Existing Ground Floor Plan
- Drawing No. 25016.PP – 02 Existing First Floor Plan

- Drawing No. 25016.PP – 09 Location Plan
- Drawing No. 25016.PP – 10 Block Plan

Received 17th April 2025.

- Drawing No. 25016.PP – 03 Existing Roof Floor Plan
- Drawing No. 25016.PP – 04 Existing Elevations and Sections

Received 5th June 2025.

- Drawing No. 25016.PP-05 Proposed Ground Floor Plan
- Drawing No. 25016.PP-06 Proposed First Floor Plan
- Drawing No. 25016.PP-07 Proposed Elevations

Received 29th July 2025.



Fig 3: Existing and Proposed Floor Plans and Elevations

Relevant planning history:

87 Westbourne Terrace, ref: PL/09/0658 - Proposed new side dormer extension and internal alterations. Refused 10/08/2009.

3. CONSULTATIONS

Site Notice:

A site notice was displayed on 17th June 2025 in front of the application site. The 21-day consultation period ended on 8th July 2025. No letters of representation have been received.



Fig 3: Site notice photo

Discussion with agent:

The original submission included a single-storey rear extension and a roof dormer on the side roof slope. The Planning Officer emailed the agent on 23rd July 2025 and provided the following comments:

The proposed single storey rear extension is acceptable in principle, subject to further details on window design to ensure compatibility with the existing dwelling. However, the side roof dormer is considered unacceptable due to its excessive bulk, prominent position on the principal elevation, and its harmful impact on the character of the streetscene. Additionally, the proposed southeast-facing windows would result in actual and perceived overlooking, which cannot be adequately mitigated by obscure glazing due to the elevated position of the development.

Following discussions between the agent and their clients, revised plans were submitted on 29 July 2025, proposing only a single-storey rear and side extension.

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 proposed single-storey rear extension would be built in alignment with the existing rear and side building lines, rendering it not visible from the public realm. The proposed footprint would be approximately 6m² and, combined with its single-storey height, is considered modest in scale. All external materials are proposed to match those of the existing dwelling. As such, the proposal is considered to respect the character and appearance of the host property and 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 elements of the proposal that would result in adverse impacts on privacy, overlooking, overbearing, or loss of sunlight and daylight to neighbouring properties, given the detached nature of the dwelling and the modest scale of the extension. Although a side window is proposed, there is a separation distance of approximately 2m between the single-storey rear extension and No. 85A Westbourne Terrace. The window would directly face the shared boundary fence, thereby limiting any potential for overlooking.

Although the proposed development would result in the loss of private outdoor space within an already limited rear garden, this is not considered sufficient grounds to refuse the application, given its single-storey form and modest scale. Furthermore, the application site is neither a listed building nor located within a Conservation Area. Permitted development rights for a single-storey rear extension has not been removed from this property. As such, the current proposal complies with the conditions set out under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to the enlargement, improvement, or alteration of a dwellinghouse. The applicant

could therefore pursue a Certificate of Lawfulness, and this fallback position is a material planning consideration.

The proposal is therefore considered to comply with Policies H9, CC8, and H10 of the Reading Borough Local Plan 2019.

For current and future occupiers, the proposed development will provide additional ancillary accommodation on the plot, benefiting the occupiers and improving the overall quality of accommodation at the site.

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)