

DELEGATED APPLICATION REPORT

Ward: Katesgrove

App Ref: PL/25/0890 Householder planning permission

Address: 120 NORTHUMBERLAND AVENUE, READING, RG2 7PP

Proposal: Part two storey and part single storey rear extension (amended)

Applicant: Mr Daljit Singh

Received date: 19/06/2025

Target Decision date: 15/08/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two storey semi-detached property located on the west side of Northumberland Avenue. The adjoining property is located on the corner of Northumberland Avenue and Canterbury Road, attached at an angle with the application property. The surrounding area is predominantly residential and comprises two storey dwellings. The site falls within an article 4 direction area which removes permitted development rights for the conversion of C3 dwellinghouses to C4 small HMOs.

Google earth image:



Site visit date: 03/07/2025

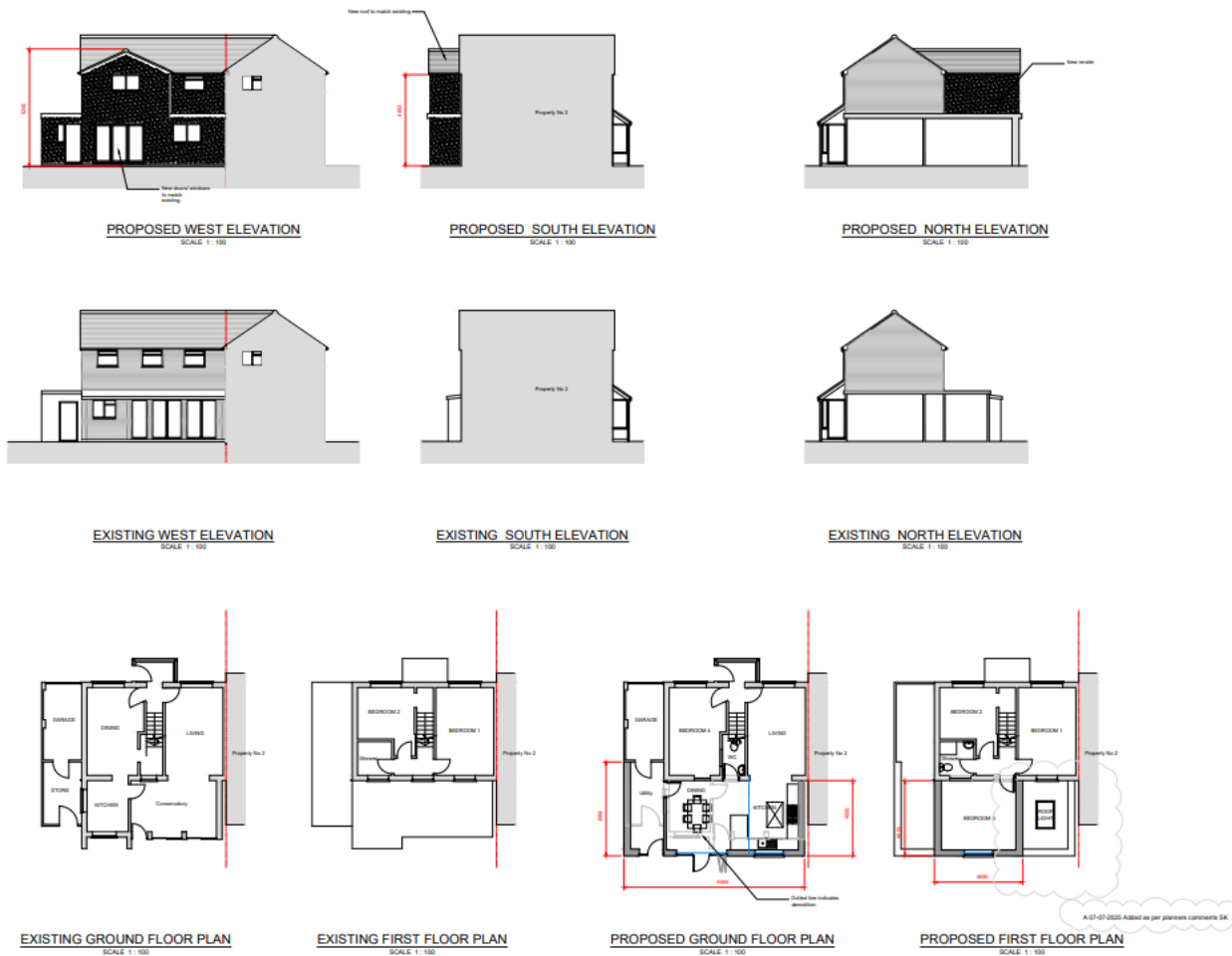
Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part two storey and part single storey rear extension following the removal of the existing rear projections and conservatory. The proposed extension would have a maximum depth of 4m from the original rear wall of the dwelling.

The proposed extension would be rendered.



Plans considered:

Drawing No. P1649-01 – Location and Block Plans

Drawing No. P1649-02 – Existing and Proposed Plans and Elevations

Received 8th July 2025

3. RELEVANT PLANNING HISTORY

PL/25/0888 - Rear extension measuring 6.0m in depth, with a maximum height of 3.6m, and 2.6m 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. – Withdrawn

4. CONSULTATIONS

A site notice was displayed by the case officer on 3rd July 2025 for a period of 21-days. No letters of representation have been received.

Ecology

The case has been reviewed, and Ecology have confirmed that a bat survey is not required for this site.

Discussions with agent

Planning officers had concerns with regards to the original scheme submitted. It was considered that the total enlargement would not be a subservient addition to the dwelling and would not respect the character, appearance or scale of the original dwelling.

Subsequently, the agent submitted amended plans reducing the width of the two storey element of the proposed rear extension to reduce the scale of the overall development and create appropriate separation from the attached property at first floor level.

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)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)
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 proposed extension would not project further than 4m beyond the rear wall of the dwelling and would, therefore, comply with the guidance on rear extensions within the Design Guide to House Extensions SPD. The proposal would replace an existing side and rear extension and conservatory and therefore, at ground floor level, the footprint of the dwelling would not be significantly different to that of the existing. The two-storey element of the proposed extension would be contained at the rear of the dwelling as it would not extend beyond the side elevation wall, the two-storey element would also be set away from the attached neighbouring property. The overall size of the development 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 overall development at the site is considered to be at the maximum limit.

In terms of design and appearance, the proposed extension is considered acceptable. The materials used for the roof and windows would match those of the existing. The pitched roof over the proposed two storey element would be sufficiently set down from the main roof ridge. The extension would be rendered, although this would not match the existing dwelling, due to the location of the extension, at the rear of the site, it is not considered to be significantly harmful to the site or surrounding area. Moreover, there are other examples of render within the area. As the proposal is contained at the rear of the site it is not considered to cause harm to the street scene.

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.

The first-floor aspect of this proposal has been stepped away from the attached neighbouring property at 2 Canterbury Road to ensure that it complies with the 45 degree rule for sunlight and daylight impact assessment and to reduce any overbearing effects for this neighbour.

With regards to the neighbouring property at 118 Northumberland Avenue, there is also a sufficient distance between the first-floor rear projection and this neighbouring property. The built form at ground

floor level adjacent to this neighbour is not considered to be significantly different to that of the existing arrangement.

The proposal does not include any side facing windows and therefore there are no identified risks in relation to overlooking or loss of privacy.

Although the proposed development will be more noticeable to the residents of the neighbouring properties, due to its two-storey nature, it is not considered to be visually dominant.

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, and the amount of remaining amenity space is considered acceptable.

Trees

No substantial trees are present within the vicinity of the development. However, as there are trees on site, to ensure the protection of retained trees, the applicant is advised through an informative to erect a protective fencing prior to commencement of any construction and/or demolition works.

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