

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/25/0914 Householder planning permission

Address: 7 NEWLYN GARDENS, READING, RG2 8BD

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

Applicant: Karlie Fenty

Received date: 25/06/2025

Target Decision date: 21/08/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey, semi-detached dwelling located on the south side of Newlyn Gardens, a cul-de-sac comprising pairs of semi-detached dwellings. The surrounding area is predominantly residential. The site falls within an Air Quality Management Area (AQMA).



Extract of the location plan

Site visit date: 10/07/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part two-storey and part single storey rear extension (similar in footprint to the development at the attached neighbouring property). The extension would extend across the full width of the dwelling at ground floor level and would have a width of 5.12m at first floor level. The proposed

extension would have a maximum depth of 3.5m. The materials proposed would match those of the existing dwelling, minus the aluminium framed sliding doors in the rear elevation of the extension, and the new rooflights above the single storey element of the rear extension.

The proposal also includes a larger replacement first floor window in the front elevation of the dwelling.

Plans/documents considered:

Location Plan

Drawing No. B294392-1000 rev A – Existing Block Plan

Drawing No. B294392-3000 rev A – Proposed Block Plan

Drawing No. B294392-1100 rev A – Existing Floor Plans and Elevations

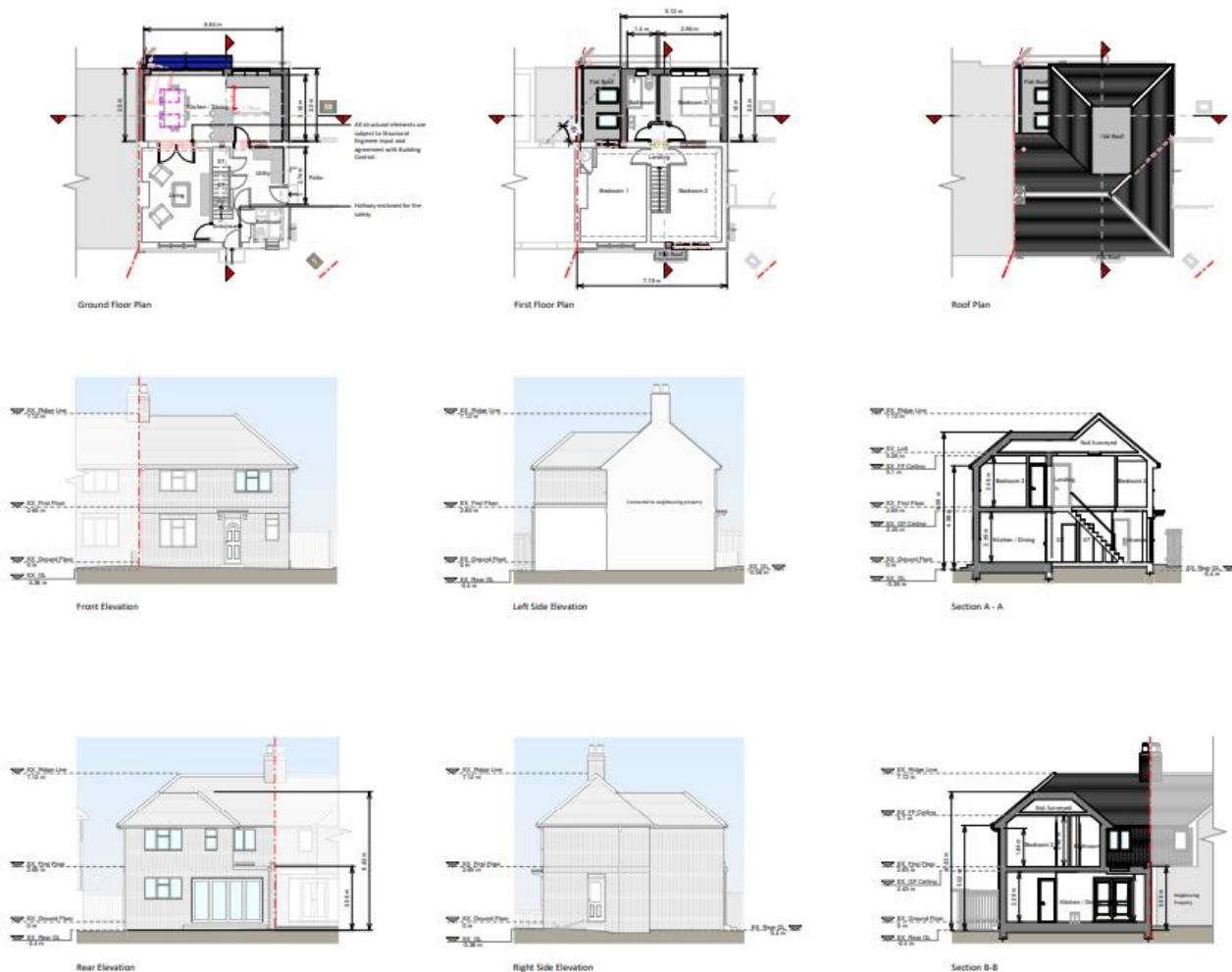
Drawing No. B294392-3100 rev A – Proposed Floor Plans and Elevations

Site Photographs

Fire Safety Strategy

Flood Map

As received 25th June 2025



3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 9th July 2025 for a period of 21 days.

One letter of representation has been received from the attached neighbouring property with concerns regarding an inaccurate boundary line on the plans, and the proposed development falling within the neighbouring boundary.

Discussions with applicant/agent

The applicant states that the deed's plan shows the same boundary line as the submitted location plan. RBC mapping systems also suggest that the boundary line on the submitted location plan is correct.

The proposed floor plan submitted shows the proposed extension overhanging the indicated boundary line slightly, therefore, the applicant has served notice on the neighbour and completed ownership certificate B. The applicant is reminded, via an informative attached to this permission, that planning permission does not confer any rights of access over land not within the applicant's ownership. This information has also been shared with the neighbour via email.

Ecology

The house is located in an urban built up area of South Reading and considering the location and scope of the works, it is considered unlikely that bats or other protected species will be impacted. Therefore, there are no ecological objections to this application.

4. RELEVANT PLANNING HISTORY

Application site: None

Neighbouring No. 6 Newlyn Gardens: PL/13/0116 - Part two storey and part single storey rear extension. Granted 17/04/2013.

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)
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 remain 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 proposal is considered acceptable. The maximum depth of the proposed rear extension is 3.5m and therefore it does not exceed the 4m guidance within the Design Guide to House Extensions SPD. It is considered that the plot is capable of taking an extension of the proposed size and scale. There are a variety of rear extensions within the vicinity, including a part two storey and part single storey extension at the attached neighbouring property (number 6 Newlyn Gardens). Therefore, this development is not considered uncharacteristic. The proposed extension is contained at the rear of the property and will not be visible from the street, therefore posing minimal risk of harm to the streetscape. In terms of materials and design, the development is considered suitable. The proposed roof over of the second storey element is set down from the main roof ridge line. A flat roof will extend over the proposed single storey element.

There are no objections to the proposed window in the front elevation of the property (which would be likely to be permitted development in any event). The window is considered acceptable in terms of size, scale and placement, and would create a more balanced appearance. The new window is not considered to have a detrimental impact on 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 depth of the proposed rear extension does not project beyond the existing rear extension at the attached neighbouring property. The first floor aspect of this proposal has been stepped back to ensure that it complies with the 45 degree rule for sunlight and daylight impact assessment. Therefore, there is no identified risk to the attached neighbouring property of the proposed rear extension appearing overbearing or concerns with regards to loss of light. There is a significant distance between the proposed development and all other neighbouring properties. The proposal does not include any new side openings and would not result in the loss of any privacy or overlooking.

Overall, it is not considered that there would be any risks of the proposal having a detrimental impact to the living environment for the surrounding neighbouring properties.

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. The property benefits from a fairly large rear garden and therefore the amount of remaining amenity space for the occupants to enjoy is considered acceptable.

Other matters

No alterations are proposed to the current parking or access arrangements.

There are no significant trees within 15m of the proposed development.

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