

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: PL/25/0775 Householder planning permission

Address: MIMOSA, PIERCES HILL, TILEHURST, READING, RG31 6RD

Proposal: Proposed rear dormer extension.

Applicant: Miss Pratigya Thapa

Received date: 26/05/2025

Target Decision date: originally 22/07/2025 (*extended to 26th of August 2025*)

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a detached dwelling at the end of Pierces Hill. The rear roof of the dwelling has three dormers. The site steeply slopes, increasing in elevation from front to rear. There is a green space at the end of Fircroft Close which is adjacent to the rear of the site. However, the site is entirely below this and vegetation obscures views into the site.

Site visit date: 03/07/2025

Site visit photos:



Front



Full view of rear



Rear toward No 49



Rear toward No 53

2. PROPOSAL AND SUPPORTING INFORMATION

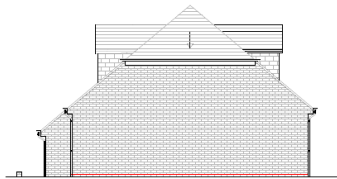
The proposed development is for a rear dormer with a flat/hipped hybrid roof. Plans and considered;

Drwg No. 00 Location Plan
Drwg No. 01 Existing Ground Floor & First Floor Plan
Drwg No. 02 Existing Roof Plan
Drwg No. 04 Existing Block Plan
Drwg No. 11 Proposed Ground Floor & First Floor Plan
Drwg No. 12 Proposed Roof Plan
Drwg No. 13 Proposed Elevations
Drwg No. 14 Proposed Block Plan
As received on the 26th of May 2025

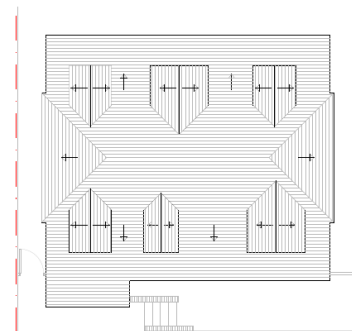
Drwg No. 03 Existing Elevations
Drwg No. 13 Proposed Elevations
As received on the 27th of May 2025



Existing Front Elevation



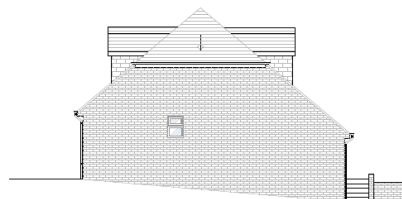
Existing Side Elevation



Existing Roof Plan



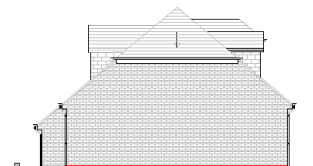
Existing Rear Elevation



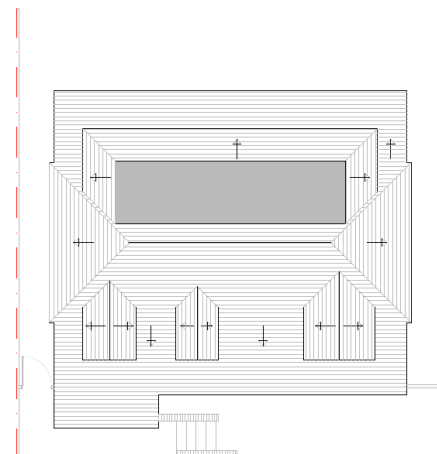
Existing Side Elevation



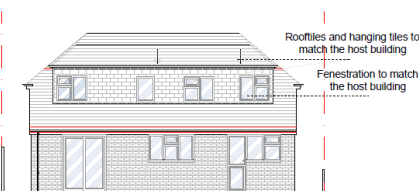
Proposed Front Elevation



Proposed Side Elevation



Proposed Roof Plan



Proposed Rear Elevation



Proposed Side Elevation

3. RELEVANT PLANNING HISTORY

App Ref: PL/94/0364

Proposal: Erection of bungalow

Decision: 28/07/1994

4. CONSULTATIONS

The site notice was posted on the 3rd of July 2025 and the consultation period ran through to the 24th of July 2025. No letters of representation have been received from the public.

Ecology

The Ecology Officer was consulted and indicated there was no need for a bat survey.

Natural Environment

The Natural Environment Officer was consulted and indicated there were no objections.

5. LEGAL AND PLANNING POLICY CONTEXT

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.

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 2019 onwards

Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPD 2021

6. APPRAISAL

Character and Appearance

Policy H9 states that alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole. Policy CC7 also sets out relevant considerations for design.

The existing dormer windows are smaller and more characterful in appearance. Whilst the proposed dormer window would be wider and bulkier, views from the side would not be too dissimilar to existing. The dormer window would be set down from the main roof ridge and located at the rear of the property would not be readily visible from the public domain. The design of the roof respects the angles of the original main roofline, and it would remain subservient to the host property with materials to match which is appropriate. Whilst large, it is not considered to be so incongruous so as to result in material harm to the host property or character of the wider area such to warrant a refusal.

In summary, the appearance of the proposed rear dormer is sufficiently sympathetic to the host dwelling such that no detrimental impact to its character would result. The proposal satisfies the character considerations of local policies H9 & CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposed changes to the dormer are not considered to worsen the likelihood of overlooking or shading of adjacent sites over and above the existing situation. The proposal would, however, improve the usability of the upper floor for the residents.

Further to the above analysis, the design and siting of the proposed rear dormer would ensure the avoidance of any loss of privacy, light, or overbearingness. Further to this analysis, the proposal is considered to meet the aims of local policies H9, and CC8.

Biodiversity and Landscaping

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that extensions and alterations will only be acceptable where it does not result in the loss of biodiversity within gardens. *'Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System'* states that the presence or otherwise of protected species, including bats, must be established before planning permission is granted, and otherwise all relevant material considerations must be addressed first.

The Council sought the advice of our Ecology consultant to determine whether or not a Bat Survey would be required. They indicated that the risk was low and that there was no need to require a Bat Survey in this instance.

There are a number of large trees relatively close to the house, however, it is the view of the Natural Environment Officer that no tree survey or conditions relating to the trees will be required due to the low likelihood of their need to be pruned as part of the works.

Accordingly, the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. RECOMMENDATION

Recommended Conditions:

1. TL1 Standard time limit
2. Materials as specified
3. AP1 Approved plans