

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/25/0703

Address: 36 HATFORD ROAD, READING, RG30 3JG

Proposals: Front porch, part 2 storey part one storey rear extension

Case Officer: Mishga Marshall

Applicant: Kim Heath

Date received (valid from): 13/05/2025

Target Decision date: 08/07/2025 **EOT Agreed date:** 20/08/2025

1. SITE DESCRIPTION

The proposal site is a two storey semi-detached dwelling on the southern side of Hatford Road, in a residential area. It is not a listed building, nor does it fall within a conservation area. The surrounding area is residential, consisting largely of semi-detached dwellings and small terraced blocks.

Site visit date: 26/07/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a front porch, part 2 storey part single storey rear extension. The proposed double storey extension would have a depth of ~4m on the ground floor and ~3.5m on the first floor; and the proposed porch extension would project ~1.8m forward of the front elevation, with a height of ~2.3m at its eaves and ~3.1 at its highest. As well as required internal alterations.

No works have been undertaken or started in relation to the proposed development.

Following the initial submission, concerns were raised by the Local Planning Authority regarding the depth of the originally proposed extension, which was considered to be excessive and likely to result in undue harm to neighbouring amenity, particularly in relation to outlook and overshadowing.

As a result, amendments were requested to reduce the depth of the proposal to a more acceptable scale. The applicant agreed to these changes, and revised plans reflecting the reduced depth were formally submitted on 06/08/2025. The current assessment is based on the amended scheme, which is considered to have addressed the initial concerns raised.

In addition to this, concerns of an annex extension were raised.

Plans submitted received 6th August 2025:

1087-02-10 Proposed Site Plan RevB

1087-03-10 Proposed Ground Floor Plan RevB

1087-03-11 Proposed First Floor Plan RevB

1087-05-10 Proposed Front and Rear Elevation RevB

Received 13th May 2025:

1087-05-01 Existing Side Elevation

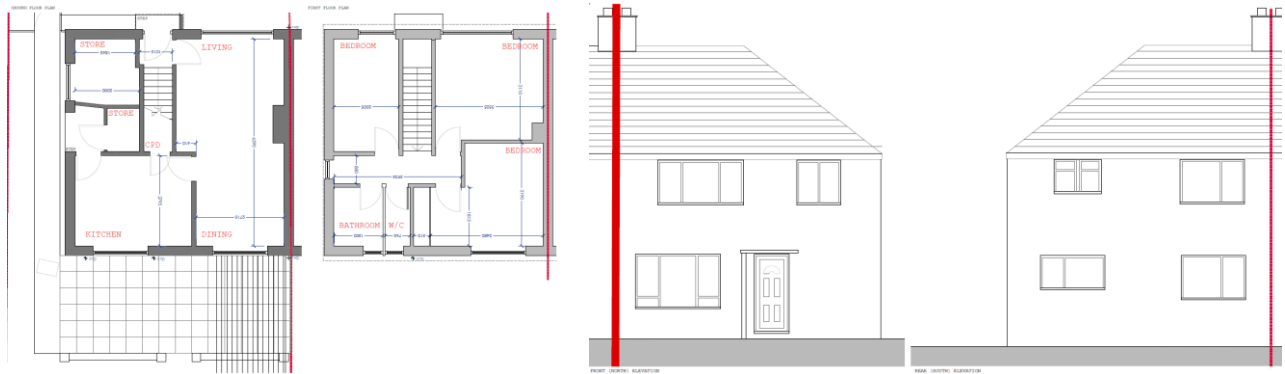
1087-05-00 Existing Front and Rear Elevation

1087-03-00 Existing Floor Plans

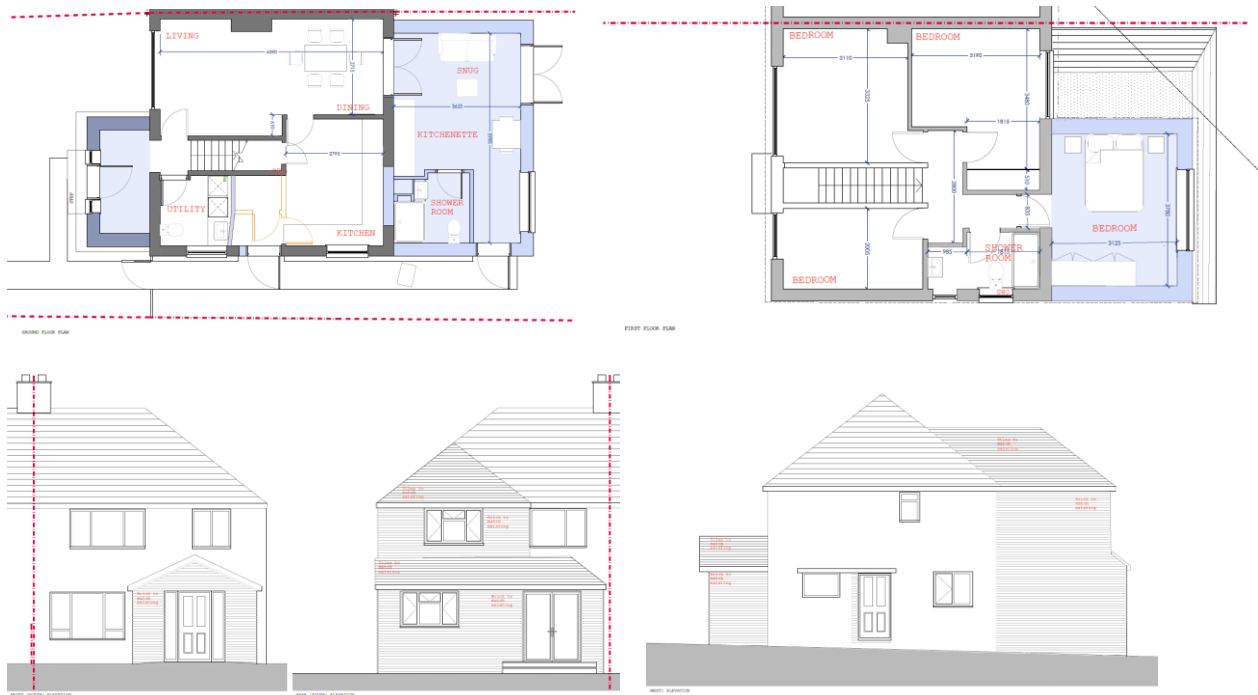
1087-02-00 Site Location and Block Plan

Received 18th August 2025:
1087-04-00-Existing East Elevation RevA
1087-04-12-Proposed East Elevations RevA
1087-05-11-Proposed West Elevation RevC

Existing Plans:



Proposed Plans:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice displayed on 28/04/2025

No letters of representation have been received.

RBC Ecology: Considering the condition of the building and the proposed works which will only affect a small part of the existing roof, it is thought unlikely that the proposal will adversely affect roosting bats. As such there are no ecological objections to the application.

RBC Transport: No Objection, condition recommended in respect of ancillary accommodation.

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 2024

National Planning Practice Guidance 2014 onwards

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)

SPD

Design Guide to House Extensions SPG 2021

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.

Double storey rear extension

The proposed rear extension is considered to be acceptable in terms of its overall size, scale, and design. With respect to the proposed depths, the extension would project a modest but proportionate depth from the rear elevation of the host dwelling. The extension would feature a crowned roof design, which would remain subordinate to the existing dwelling, helping to minimise its visual impact. The extension's external materials would match those of the existing property and would not result in any material harm to the character of the host building.

The proposed fenestration is considered suitable for a modern rear extension and would provide an appropriate level of natural light into the extended space while preserving the overall appearance of the dwelling. As the extension would be located to the rear of the property and not visible from the public highway, it would have no adverse impact on the character or appearance of the street scene. Furthermore, the scale and form of the proposal would remain in keeping with the established pattern of development in the area, respecting the character of neighbouring properties.

Porch extension

The proposed porch is modest in scale and proportionate to the host dwelling. Its siting on the principal elevation will be visible from the public realm; however, the design, materials, and roof form are in keeping with the existing property and consistent with other porch developments in the street. The proposal would not appear dominant or out of character within the streetscape and is therefore considered acceptable in design terms.

In overall terms, whilst large, the extensions are not considered to be so out of keeping to cause material harm to the street scene or wider area and the plot can accommodate without resulting in a cramped appearance.

As such, the development is considered acceptable, in compliance with Policy H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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 plans as originally submitted were considered to result in overbearing impacts to adjoining properties. As a consequence, revised plans were submitted reduction the scale and depth of the proposals.

Two-Storey Rear Extension

The proposed rear extension would project 4 and 3.5 metres beyond the original rear elevation of the dwelling at ground and first-floor levels. At first floor, the depth and proximity to the shared boundary with 38 HATFORD ROAD, READING, RG30 3JG have been assessed with regard to the 45-degree guideline taken from the centre of the nearest habitable room window in the neighbouring property. The extension would not infringe this guideline and is not considered to result in an overbearing impact or loss of light to neighbouring occupiers.

While it is acknowledged that the proposed extension would extend significantly along the boundary with 34 HATFORD ROAD, READING, RG30 3JG to the west, given the separation distance to the common boundary combined with the hipped roof design, it is not considered to result in any significant overbearing impact such to warrant a concern.

The proposal includes rear-facing windows serving habitable rooms; however, these would face directly into the applicant's own garden and would be consistent with the existing arrangement of windows in the locality. No side-facing windows are proposed at ground first floor, avoiding direct overlooking towards neighbouring gardens. This will be secured by way of condition.

Front Porch

The proposed front porch is modest in scale, projecting ~1.8 metres forward of the principal elevation, with a maximum height of ~3.1 metres to the ridge. Given its limited size, single-storey height, and position set away from shared boundaries, the porch would not cause an unacceptable loss of daylight, sunlight, or outlook to neighbouring dwellings. The development would also not result in overlooking or loss of privacy, as no new habitable room windows are proposed facing adjoining properties.

Taking into account the orientation of the site, the separation distances to neighbouring dwellings, and the existing pattern of development, it is considered that the proposed development would not cause significant harm to the living conditions of adjacent occupiers in terms of loss of light, outlook, or privacy. Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

Ecology

The proposed development involves works that are unlikely to impact features commonly used by roosting bats, such as roof voids, soffits, or external cladding. The site is located in an area with low ecological sensitivity and the building itself does not exhibit characteristics typically associated with bat roosting potential. The Council's Ecologist has confirmed that there are no concerns relating to impact on bats.

Other matters

Concern was raised during the course of the application that due to the scale of the proposals and nature of internal layout, that it would easily be converted into an independent residential unit which would require further assessment. However, the applicant has confirmed it is to be ancillary, and the proposals reduced in scale to minimise concerns. A condition will be attached to this effect, in accordance with Policy H9 of the Reading Borough Local Plan 2019.

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

Recommended Conditions:

Time Limit
Approved Plans
Materials to match
Ancillary Domestic Use
No new windows