

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/25/0465 Householder planning permission

Address: 15 MONKS WAY, READING, RG30 3DP

Proposal: Proposed single storey rear extension.

Applicant: Mr S Olotu

Received date: 04/03/2025

Target Decision date: 29/08/2025 (EXT)

Case Officer: Chukwudi Onwudinanti

1. SITE DESCRIPTION

The site is a two-storey semi-detached dwelling on the south-western side of Monks Way. It is in a residential area characterised by dwellings of similar style on both sides of the road. The adjacent property has an existing dormer and single storey flat roof extensions.

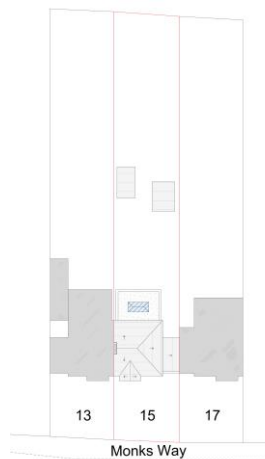


2. PROPOSAL AND SUPPORTING INFORMATION

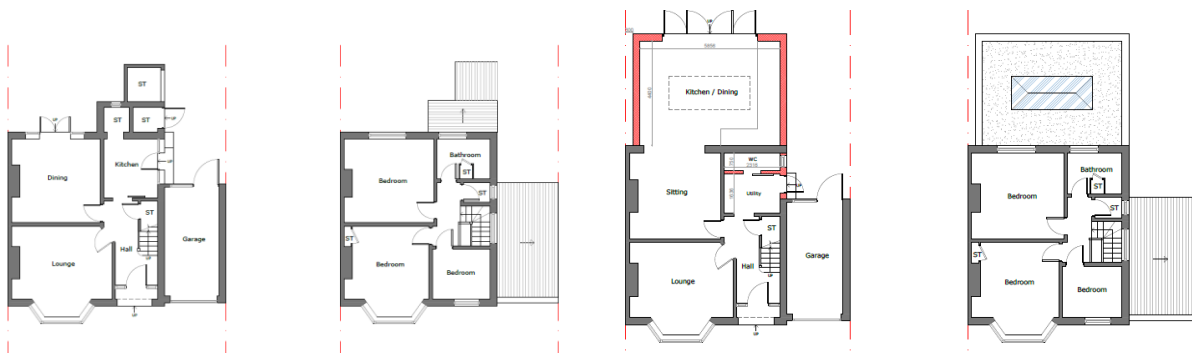
The proposal is for the demolition of part of the existing rear projection and the erection of a single storey rear extension measuring 4.4m deep, across the width of the existing dwelling, a height of 3.3m, and pulled back from the boundary line by 0.3m.

Plans and documents dated March 2025, received 25 March 2025

Drawing No 04: Existing Block Plan
 Drawing No 14: Proposed Block Plan
 Drawing No 03: Existing Elevations
 Drawing No 13: Proposed Elevations
 Drawing No 02: Existing Roof Plan
 Drawing No 12: Proposed Roof Plan
 Drawing No 01: Existing Ground Floor & First Floor Plans
 Drawing No 11: Proposed Ground Floor & First Floor Plans



Proposed Block Plan



Existing Plans

Proposed Plans



3. CONSULTATIONS

Site notice was displayed.

4. RELEVANT PLANNING HISTORY

PL/25/0462/CLP - Proposed loft conversion with rear dormer and roof lights – Approved 9/6/2025

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)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 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.

All aspects of the development proposed in this application are to the rear, on the ground floor and limited to a height of 3.3m (ground to eaves), with a flat roof covering, so not visible from the street scene. The extension increases the depth of the dwelling by 4.4m, across the full width of the dwelling on the ground floor to the same depth as the existing extension at no. 13 Monks Way. The outlook to the rear of the dwelling, viewed from the back garden is also not significantly altered.

It is considered, therefore, that no aspect of the alterations proposed here would have a detrimental impact on the character of the house in terms of scale, location, materials and design, as well as the pattern of neighbouring properties and 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 extension proposed stretches the depth of the existing dwelling by 4.4m. However, the height is limited to the height of the existing extension on the adjoining property on that side (no. 13 Monks Way), a wall which forms part of the boundary fence between the two properties. The extension to the footprint will not have any impact on the amenity of the adjoining property owing to the height which is consistent with the height of the existing extension on that side. The roof is flat with the highest point at the same level as the extension that sits on the boundary line with the adjoining property. The proposed extension would be stepped back from the boundary line by 0.3m and there are no side windows proposed. There is ample separation distance on the other side of the property with the adjoining neighbours on that side (no. 17 Monks Way) as a result of the existing garage attached to this application address on that side.

Therefore, the position of this extension, the limited height and the existing extension on the adjoining property on that side, means there is no potential impact on any adjoining properties, as a result of this development.

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.

7. RECOMMENDATION: Grant

Recommended Conditions:

AP1: Approved Plans

TL1: Time Limit Standards

M1: Materials to Match Existing

No use of flat roof as balcony

No openings to s-w side elevation