

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/25/0765 Householder planning permission

Address: 14 Valentine Crescent

Proposal: Proposed single storey front extension to create extended Hallway and WC/Shower room

Applicant: Mr and Mrs Michael Saunders

Target Decision date: Originally 18/09/2025 EOT agreed until 05/09/2025

Case Officer: Ethne Humphreys

1. SITE DESCRIPTION

This relates to a two storey semi detached property located on the south west side of Valentine Crescent. The building is not listed nor is the site in a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for a single storey front extension. Materials would match those of the host property. The extension would have a width of 3.3m and depth of 2m. The roof would be hipped.

Plans considered:

Hedges Plan Drawing No. SAUNDERS-0525-07

Received 27th August 2025

Block and Location Plans Drawing No. SAUNDERS-0525-06

Proposed Section A-A Drawing No. SAUNDERS-0525-03

Proposed Elevations Drawing No. SAUNDERS-0525-02

Proposed Ground Floor Plan Drawing No. SAUNDERS-0525-01

Received 22nd May 2025

3. CONSULTATIONS

A site notice was displayed. No neighbour letters of representation have been received.

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.

4. 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:

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National

National Planning Policy Framework (2024)

National Planning Policy Guidance (2014 onwards)

Local - Reading Borough Local Plan (2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

TR5 Car and Cycle Parking

Other Documentation

Supplementary Planning Guidance - A Design Guide to House Extensions (2021)

5. APPRAISAL

Design and Natural Environment Considerations

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.

Due to its siting, the proposed extension would clearly be visible from the street scene. However, it would not be excessive in scale and would be a subservient addition with materials to match which is appropriate. There are a variety of front additions in the surrounding area and as such it would not be out of keeping.

It is proposed to remove a sycamore tree at the front of the property which provides an element of visual amenity. The site is not in a low canopy cover area nor an air quality management area. The tree is not subject to a TPO and there are no current intentions to serve a TPO on the tree. Whilst the loss is regrettable, the harm from its removal is not sufficient to warrant refusal. Existing box hedging at the front of the site is to remain and the proposals include low – level hedging to assist in softening the impact of the proposed extension and would offset the loss of the tree to a degree. This will be secured by way of condition.

On balance, the proposal would be acceptable in compliance with Policies H9 and CC7.

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 neighbouring properties potentially most affected by the proposals are No's 16 and 12 Valentine Crescent located to the north east and south west of the site respectively. The extension would not be excessive in scale and the roof would be hipped to minimise the impact. Combined with the siting of the extension and distance to the common boundaries no material overbearing effects or loss of privacy are considered to arise to any neighbouring property. In compliance with Policies H9 and CC8.

6. 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

Approve with Conditions

Time

Plans
Materials
Landscaping