

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/25/1000

Address: 41 ALEXANDRA ROAD, READING, RG1 5PG

Proposals: Single-storey side and rear extension, internal alterations and fenestration works.

Case Officer: Mishga Marshall

Applicant: Ms & Mr Angharad & Andrew Evans & Moon

Date received (valid from): 14/07/2025

Target Decision date: 08/09/2025

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property which falls within the Alexandra Road Conservation Area. Alexandra Road is characterised by large Victorian dwellings set back from the pavement. Large rear gardens and wide gaps between buildings add to the road's spacious atmosphere. Mature trees on the roadside edge of wide pavements line the road. Apart from Reading School, The Orthodontic Centre, and Redlands Parish Church & Hall, the vicinity of the site is predominantly residential.

Site visit date: 22/08/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey side and rear extension, with a pitched roof; and internal alternations and fenestration works, which includes the addition of a new ground floor, side facing window. The proposed infill would have an eaves height of approx. 3.3m, at its highest point approx. 3.7m; with a depth of approx. 5.6m. the proposed infill include no side facing windows, however, would include a glass roof, as well as, new doors into the rear garden, situated on the rear elevation wall, with a height of approx. 2.5m and a width of approx. 3.7m. the proposal also includes the addition of a new ground floor side window on the existing northern side elevation wall, this window would match the one existing. As well as a new front door.

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

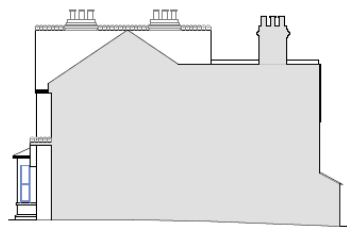
Plans submitted received 14th July 2025:

- 25044.PP - 01 Floor Plan - Existing Basement
- 25044.PP - 02 Floor Plan - Existing GF
- 25044.PP - 03 Floor Plan - Existing 1F
- 25044.PP - 04 Floor Plan - Existing 2F
- 25044.PP - 05 Elevation (Front) - Existing
- 25044.PP - 06 Floor plan Basement
- 25044.PP - 07 Floor plan GF
- 25044.PP - 08 Floor plan 1F
- 25044.PP - 09 Floor plan 2F
- 25044.PP - 10 Elevations - Proposed
- 25044.PP - 11 The location plan
- 25044.PP - 12 Block plan of the site

Existing Elevations:



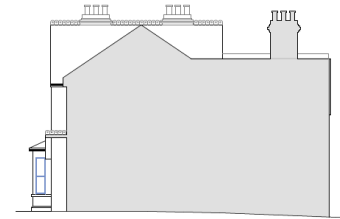
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



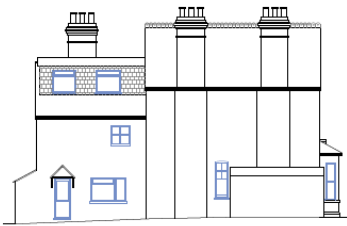
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



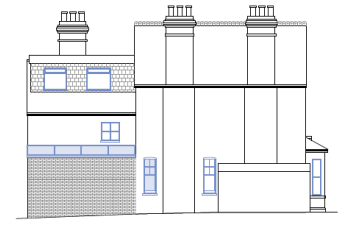
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

3. RELEVANT PLANNING HISTORY

PL/23/1233 - Notice to fell 1 Lawson cypress tree on the frontage. - Agree

PL/24/0439 - 1x Bay laurel - remove - Agree

PL/23/1560 - Replacement of single glazed sash windows with double glazed timber framed sash windows - Permitted Development

PL/24/1364 - Single-storey side extension, internal alterations and fenestration works. (amended) - Approved with Conditions

4. CONSULTATIONS

A site notice was displayed on 24th July 2025.

No letters of representation have been received.

RBC Conservation - To conclude the proposed extension, front door replacement and new window opening would have minimal impact on the character of the conservation area. Because of the good quality design and rear location of the new element, the impact on the appearance would be negligible. As such, no objection on heritage grounds. Policies EN1, EN3 and EN6 would be met.

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)

EN1 (Protection and Enhancement of the Historic Environment)

EN3 (Enhancement of Conservation Areas)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPG 2021

Alexandra Road Conservation Area Appraisal 2005

6. APPRAISAL

Character and Appearance and Impact on Conservation Area

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. EN1 and EN3 state that historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced.

The Alexandra Road Conservation Area Appraisal states “*Houses in the proposed Alexandra Road Conservation Area exemplify the elements which characterised late 19th century urban housing in southern England. Bay windows, gables, multi-coloured (polychromatic) brickwork, large porches (or doors within deeply recessed porches), bargeboards, timber sash windows and tall chimney stacks proliferate.*” All of which are represented by the subject building.

The proposed extension, due to its position and scale, would be a subservient addition to the host property. It would largely ‘square off’ the rear of the property and would not result in a cramped appearance. The materials, which would include red brick, aluminium doors and glass roof, would incorporate contemporary elements into traditional brick walling which is acceptable. The additional side elevation window would match the current fenestration of the dwelling which is appropriate, and the proposed new front door would be similar in design to the existing, thus respecting the character of the host dwelling. The applicant has confirmed use of white sash wooden double glazed window and use of lime mortar which is appropriate. The Council’s Conservation Officer has raised no objection. Given its siting, at the rear of the property, the extension would not be readily visible from the public domain or wider conservation area and no concerns arise in this respect. As such, the development is considered visually acceptable, in compliance with Policies H9, CC7, EN1 and EN3.

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 neighbouring properties potentially most affected by the proposals are No’s 39 and 43 Alexandra Road located to the north and south of the property respectively. In respect of No.39, given the distance to the side boundary and the house itself combined with the hipped roof, whilst visible, no material overbearing effects are considered to arise.

The proposed additional side elevation wall window would have the same outlook as that of the existing side facing window. At ground floor level, no material loss of privacy is considered to arise.

In respect of No.43, the adjoining semi, given the location of the extension on the north of the property, no overbearing effects are considered to arise. Similarly, given the position of the window on the north side of the dwelling, there would be no loss of privacy. The proposal include the removal of rear addition close to the common boundary. No harm would arise. The proposed plans indicate that the neighbouring structure is to be insulated, and roof finished with 50mm overlap. An informative will be attached to the planning permission confirm that notwithstanding the drawings the permission does not extend to permit any works outside the red line.

Given the above, it is not considered the development would result in harm to other neighbouring amenities, through overbearing effects, loss of light or privacy. As such, the development is considered acceptable and in compliance with Policies CC8, H9, and H10.

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

Materials

Approved Plans