

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: PL/25/0982 Full planning permission

Address: 539 BASINGSTOKE ROAD, READING, RG2 0SH

Proposal: Proposed front extension to create porch entrance and extension to living room at ground floor of existing apartment building

Applicant: Mr H Luthra

Received date: 09/07/2025

Target Decision date: 15/09/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey terraced property consisting of two flats. The site is located on Basingstoke Road in a predominantly residential area. The area is characterised by semi-detached and terraced properties of similar design and style with large back gardens.

Planning permission was previously granted on 27/06/2024, under reference no. PL/24/0380, for extensions to the existing dwelling to extend the two existing 1xbed flats into to 2xbed flats.

Site visit date: 29/07/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single-storey front extension with a flat roof. The proposed extension would have a maximum depth of 2m. The materials proposed would match those of the existing dwelling. The proposed extension will create additional space for both flats.

Plans/documents considered:

Drawing No. BR539:501 Rev P4 – Proposed Block Plan received 04/09/2025

Drawing No. BR539:502 Rev P4 – Location Plan received 04/09/2025

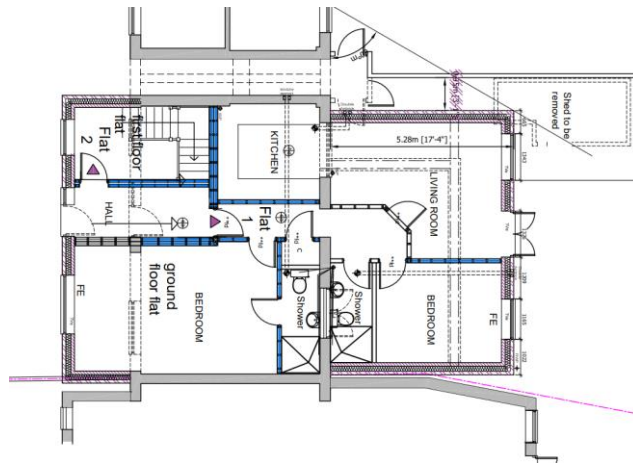
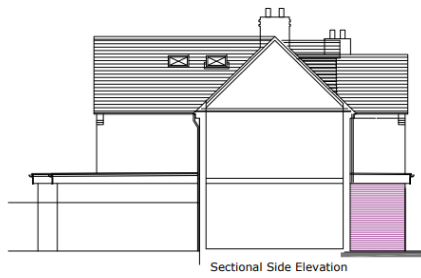
Drawing No. BR539:505 – Existing Floor Plans (as pre-existing) received 09/07/2025

Drawing No. BR539:505 – Existing Elevations (as pre-existing) received 09/07/2025

Drawing No. BR539:506 – Existing Elevations received 21/05/2025

Drawing No. BR539:509 – Proposed Ground Floor Plan received 09/07/2025

Drawing No. BR539:510 – Proposed Elevations received 09/07/2025



3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 31st July 2025 for a period of 21 days. No letters of representation have been received.

4. RELEVANT PLANNING HISTORY

201805 - Change of use of property from single dwelling house into 2no 1 bedroom flats. – Certificate granted on 09/03/2021

PL/24/0380 - New dropped kerb, and erection of a part single and part three storey extension to the rear, including loft conversion with roof lights and two front dormer windows to enlarge the existing two flats

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions SPD 2021

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. The submission version of the Local Plan was submitted on 9th May 2025.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

6. APPRAISAL**Character and Appearance**

Policy H9 relates specifically to extensions to houses but is considered equally applicable to considerations with respect to C3 flats. This policy 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.

In terms of size, scale, and design, the proposed front extension is considered acceptable. The materials proposed will match those of the existing. It is not considered that the proposed front extension would detract from the existing character of the property. The houses within this row of terraces have some form of projection extending beyond the front elevation of the properties. Therefore, the proposed development is not considered completely out of character for its location and on balance, it is not considered significantly harmful to the street scene. Furthermore, there is a large area of hardstanding at the front of the property, creating a sufficient space between the proposed extension and the road side.

Residential Amenity

As above although Policy H9 is specifically related to extensions to houses, the principles are equally applicable to residential flats. The Policy 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 that *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties...”*,

The proposed front extension is single storey in nature, with a flat roof and a fairly modest overall height. The depth of the proposed front extension does not project beyond the existing front extension at the attached neighbouring property at no.541 Basingstoke Road.

With regards to no.537 Basingstoke Road, the proposed extension is set away from this neighbour, moreover, there is an underpass that runs between these two properties for access into the back gardens.

Overall, it is not considered that there would be any risks of the proposal having a detrimental impact to the living environment for the surrounding neighbouring properties in terms of overbearing effects, loss of light, or overlooking.

For current and any future occupiers of the flats, the proposed works will facilitate an improved standard of accommodation, via the additional space created. The property benefits from a fairly large rear garden and therefore the amount of remaining amenity space for the occupants to enjoy is considered acceptable.

Other matters

No alterations are proposed to the parking or access arrangements under this application.

There are no significant trees within 15m of the proposed development.

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 - GRANT

Recommended Conditions:

Time Limit

Materials

Approved Plans