

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church Ward

App Ref: PL/25/0932

Address: 108 SHINFIELD ROAD, READING, RG2 7DA

Proposals: 2- Storey rear and single storey front extension

Case Officer: Mishga Marshall

Applicant: SHAHED ISLAM

Date received (valid from): 01/07/2025

Target Decision date: 18/09/2025

1. SITE DESCRIPTION

The proposal site is a two storey detached dwelling on the western side of Shinfield Road, in a residential area. It is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential, consisting of detached and semi-detached dwellings. The Leighton Park School is located on the opposite side of the road to the east.

Site visit date: 09/09/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for the construction of a double storey rear extension and a front extension.

The proposed front extension would extend ~1.23m past the front elevation wall, with an eaves height of ~2.37m and a maximum height of ~3.4m.

The proposed double storey rear extension would at its maximum, extend beyond the rear wall by ~4.8m, a width of ~4.65m, with a gabled roof, and one window on the rear elevation wall, servicing an additional bedroom and one window on the side elevation wall, servicing an en-suite bathroom.

The proposal also includes the re-arrangement of new internal walls on the ground and first floor, to accommodate the creation of a new WC on the ground floor; and an enlarged en-suite for bedroom 1 as well as an additional bathroom.

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

Plans submitted received 28th July 2025:

AD5046 Sheet1 Existing plans, elevations and location plans

AD5046 Sheet2 Existing plans, elevations and location plans

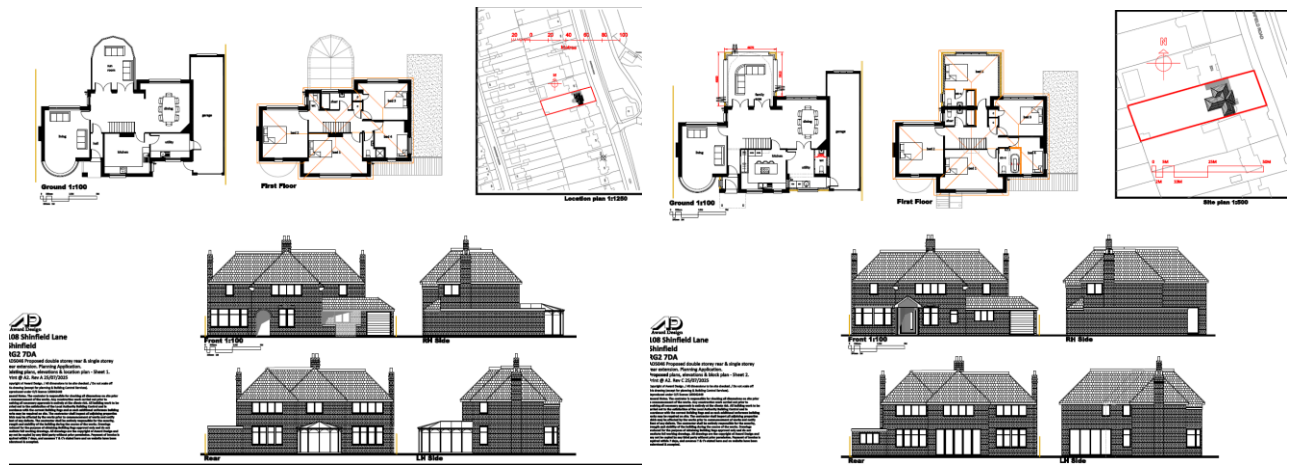
Plans submitted received 11th August 2025:

Preliminary Roost Assessment

PHASE 2 BAT EMERGENCE SURVEY

Existing Plans:

Proposed Plans:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice displayed on 13/06/2025

No neighbour letters of representation have been received.

RBC Ecology: The bat survey reports (Jonty Denton, July and August 2025) include results from a preliminary bat roost assessment of the building followed by a single emergence survey carried out on the 5th August 2025.

No signs of bats were recorded in the preliminary survey and no bats were recorded emerging from the building during the emergence survey. The report concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

RBC Transport: The proposed works do not change or impact the existing on-site parking or access arrangements; the existing integral garage is to remain.

There are no Transport objections to this application.

RBC Natural Environment: I can confirm I have no objections to this application. With reference to the Arboricultural Impact Assessment Method Statement & Tree Protection Plan, 24th July 2025, Ref: TH 5384, I note in Section 10.1 'No vegetation will need to be removed to facilitate these works' which is positive as there is no tree loss. I note that the proposed plans, elevations & block plan, 25th July 2025, AD5046, Rev C, doesn't demonstrate any changes to the existing landscaping that would justify the requirement for new planting. Please condition L7A

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)

EN14 (Trees, Hedges and Woodlands)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

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 two storey 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, given the size of the application dwelling and the generous size of the garden as well as its location to the centre of the dwelling, set in ~4.53m from its eastern boundary and ~7.63m from its western boundary. The extension would feature a gabled roof design, and whilst this would not be set lower than the main roof ridge, is not considered to be harmfully dominant. The materials would match those of the existing property which would assist in integrating the proposals and not material harm is considered to arise to the host property or wider area.

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.

Front extension

The proposed front extension 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 and materials form are in keeping with the existing property. The proposal would not appear dominant or out of character within the streetscape and is therefore considered acceptable in design terms.

Overall, the proposed 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. It is noted that the neighbouring properties either side have the benefit of large additions.

As such, the development is considered acceptable, in compliance with Policies 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.

Double storey rear extension

The proposed rear extension would project at a maximum of ~4.8 metres beyond the original rear elevation of the dwelling. At first floor, the depth and proximity to the shared boundary, would mean the development would be set in ~4.53m from its eastern boundary and ~7.63m from its western boundary. Given these distances, the extension would not breach a 45 degree line to any habitable neighbouring window and would not result in any overbearing effect.

A first floor side facing window has been proposed facing towards the neighbour to the south. This window would serve an en-suite bathroom; however, to protect and mitigate concerns related to privacy, this window will be conditioned to the obscure glazed and non-opening above 1.7m. A condition will also be attached to state no new/addition openings over and above that approved to prevent material loss of privacy to any neighbouring property. Given the distance of the ground floor side window facing this property, no significant loss of privacy is considered to arise.

Front extension

The proposed front extension is modest in scale. Given its limited size and position set away from shared boundaries, the extension would not cause any overbearing effects or loss of privacy to any neighbouring property.

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

A bat survey was carried out and has been considered by the Council's Ecology Officer. No evidence of roosting bats or other protected species has been identified via the survey. No Ecology objection.

Transport

The proposed works do not change or impact the existing on-site parking or access arrangements; the existing integral garage is to remain and there is suitable parking at the front of the site. No Transport objection.

Trees

With reference to the Arboricultural Impact Assessment Method Statement & Tree Protection Plan, 24th July 2025, Ref: TH 5384, it is noted that in Section 10.1 'No vegetation will need to be removed to facilitate these works'. This Natural Environment team agree with this conclusion and raise no objection subject to condition requiring protection measures to be adhered to.

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

Arboricultural Method Statement

Obscure Glazing

No New Openings