

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/25/1032

Address: 13 SIDMOUTH STREET, READING, RG1 4QZ

Proposals: Proposed rear extensions at ground and first floors

Case Officer: Mishga Marshall

Applicant: Mr Navraj Khatter

Date received (valid from): 22/07/2025

Target Decision date: 16/09/2025

EOT Agreed Decision date: 24/09/2025

1. SITE DESCRIPTION

The proposal site is a two storey end of terrace dwelling on the eastern side of Sidmouth Street, in a residential area. It is not a listed building, nor does it fall within a conservation area. The surrounding area is largely residential, consisting of detached and terraced dwellings.

Site visit date: 09/09/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for the construction of a part single storey part double storey rear extension.

The proposed part single storey rear extension would have a depth of ~3.3m, with a hipped roof, a width of ~3m, an eaves height of ~3.6m and a maximum height of ~4.7m.

The proposed part double storey rear extension would extend beyond the rear wall by ~1.6m, a width of ~3m, with a hipped roof, an eaves height of ~6.3m and a maximum height of ~7.4m. one rear facing windows is proposed.

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

Following the initial submission, concerns were raised by the Local Planning Authority regarding the depth of the part single, part double storey rear extension, which was considered to have undue harm on neighbouring amenities.

As a result, amendments were requested to change the depth of the first floor element of the rear extension, as well as meeting the 45 degree guideline, to mitigate concerns of harm on amenity. The current assessment is based on the amended scheme, which is considered to have addressed the initial concerns raised.

Plans submitted received 21st July 2025:

13 Sidmouth - Preexisting elevations SSR13-103 rev -

13 Sidmouth - As Built elevations SSR13-104 rev -

Plans submitted received 18/09/2025:

13 Sidmouth - Preexisting and as built Plans SSR13-102 rev P1

13 Sidmouth - Proposed Plans SSR13-105 rev P2

13 Sidmouth - Proposed Elevations SSR13-106 rev P2

Existing Plans:

Proposed Plans:



3. RELEVANT PLANNING HISTORY

PL/25/0588 - Proposed loft conversion with addition of rear dormer window and front roof lights
 - Permitted Development, constructed
 PL/97/0657 - Loft conversion and two storey rear extension. - Historic Application

4. CONSULTATIONS

Site notice displayed on 12/08/2025

No neighbour letters of representation have been received.

RBC Ecology: Given that works have already taken place to convert the loft and considering the condition of the building (as viewed on Google maps), as well as the location, it is thought unlikely that the works will impact upon roosting bats. As such there would be no objections to the further works on this building.

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)

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.

The proposed rear extension is considered to be acceptable in terms of its overall size, scale, and design. With respect to the proposed depths, the revised extension would project a more proportionate depth from the rear elevation of the host dwelling. The extension would feature a hipped roof design, which would remain subordinate to the existing dwelling, helping to minimise its visual impact. The extension's external materials would match those of the existing property and would not result in any material harm to the character of the host building.

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.

Overall, the proposed extensions are not considered to be so out of keeping as to cause material harm to the street scene or wider area and the plot can accommodate without resulting in a cramped appearance.

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

The plans as originally submitted were considered to result in overbearing impacts to adjoining properties. As a consequence, revised plans were submitted reduction the scale and depth of the proposals.

The proposed rear extension would project ~3.5m at ground floor and ~1.6m at first floor beyond the original rear elevation of the dwelling. At first floor, the depth and proximity to the shared boundary with 15 SIDMOUTH STREET, READING, RG1 4QZ has been assessed with regard to the 45-degree guideline taken from the centre of the nearest habitable room window in the neighbouring property. The extension would not infringe this guideline to an undue level and is not considered to result in an overbearing impact or loss of light to neighbouring occupiers.

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

Given that works have already taken place to convert the loft and considering the condition of the building (as viewed on Google maps), as well as the location, it is thought unlikely that the works

will impact upon roosting bats. The proposal has been considered by the Council's Ecology Officer and no objection has been raised.

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

No New Openings