

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/25/0450 Householder planning permission

Address: 37 WINTON ROAD, READING, RG2 8HJ

Proposal: First floor side extension (amended)

Applicant: Mr and Mrs Alex Schwer

Received date: 24/03/2025

Target Decision date: 26/09/2025 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The property is a two-storey semi-detached dwelling with an attached garage to the eastern side. It is located on the hill side of Winton Road, which slopes down to the west and connects with Brybur Close. Winton Road is characterised by semi-detached properties on both sides and is predominantly residential in nature.

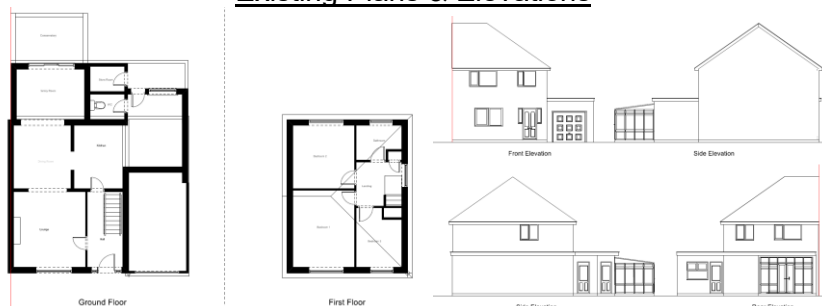


Fig 1: View from the front of the property (24/06/25)

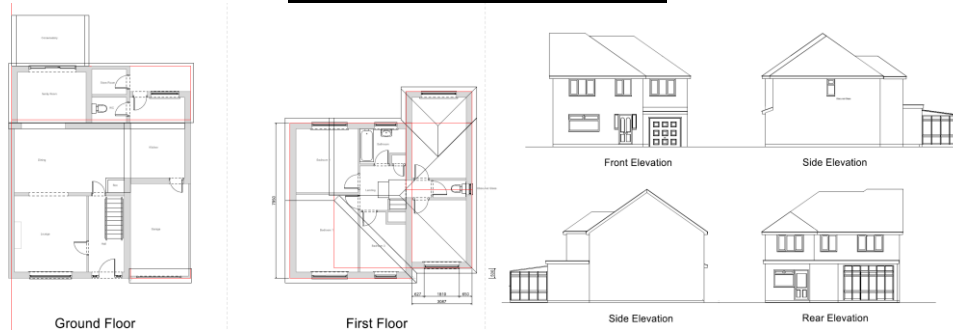
2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for the erection of a first-floor side extension. The first-floor side extension would be set back 0.5m from the frontage of the main house and would have a cross-level hipped roof set down from the main ridgeline. The roof height of the element extending beyond the rear building line of the main house would be significantly lower than the front. Two windows are proposed at first-floor level, one to the front and one to the rear, with an additional obscured window on the side elevation. All materials are proposed to match those of the existing dwelling.

Existing Plans & Elevations



Proposed Plans & Elevations



Plans considered:

Drawing No. RDO/1/25/A/PP/D1 – Existing Plan

Drawing No. RDO/1/25/A/PP/D2 – Existing Elevations

Location Plan

Received 20 May 2025.

Drawing No. RDO/1/25/A/PP/D4b R2 – Proposed Elevations

Drawing No. RDO/1/25/A/PP/D3b R2 – Proposed Plan

Proposed Block Plan R2

Received 24 September 2025.

Planning history:

PL/97/0321 - Erection of rear conservatory. Approved 23/02/1998.

3. CONSULTATIONS

The following were consulted:

- Transport Development Control, Reading Borough Council

There are no Transport objections to this application as the garage is to be retained and there is additional parking on the front drive served via an existing vehicle crossing.

- Site Notice: A site notice was displayed on 24th June 2025 in front of the application site. The 21-day consultation period ended on 15th July 2025. No letters of representation have been received.



Fig 2: Site Notice, taken 24/06/25

Discussions with agent

The original proposal included a first-floor side extension and a ground floor front extension with an open porch. The proposed first floor side extension would project beyond the frontage of the main house. Winton Road is characterised by modest semi-detached properties with open front driveways. Therefore, the proposal is not considered to respect the character and appearance of the main house or the streetscene. Following discussions with the agent, a revised proposal was agreed to set back the first-floor side extension, and to remove both the front extension and the open porch.

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:

National Policy

National Planning Policy Framework 2024
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. A submission draft 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’.

5. 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 first-floor side extension is considered acceptable in terms of size and design. It would be set back from the frontage of the original house and set down from the ridgeline of the main roof, featuring

a cross-level hipped roof. As such, it is considered subservient to the original dwelling and proportionate in scale. The arrangement of new windows would match the existing in terms of size, scale, and placement. All proposed materials are to match those of the existing dwelling.

Overall, the proposal is considered acceptable in terms of character and appearance.

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.

There are no identified risks of overbearing impact or loss of light to neighbouring properties, given that the proposal is a side extension above the existing garage and kitchen with a hipped roof. The proposed first-floor extension includes a side window facing No. 39 Winton Road, which would be obscured, it is to be controlled by condition. There are no side windows on the west elevation of the first floor at No. 39. Therefore, the proposed side window is not considered to raise any privacy concerns. To prevent the use of the flat roof of the existing single-storey rear extension as a balcony—which could be easily achieved and may result in overlooking—a condition would be applied to restrict its use.

6. CONCLUSION

Overall, 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

Recommended Conditions:

Approved Plans

Time Limit

Materials (To Match)

Use of Roof Restricted

No New Openings

Obscure Glazing