

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/25/0702 Householder planning permission

Address: 94 UPPER REDLANDS ROAD, READING, RG1 5JE

Proposal: Proposed Single storey Rear / Side extension and a Front Porch.

Applicant: Mr and Mrs Desai

Received date: 13/05/2025

Target Decision date: Originally 08/07/2025 / EOT agreed until 17/10/2025

Case Officer: James Schofield / Ethne Humphreys

1. SITE DESCRIPTION

The site relates to a two storey detached dwelling located on the north side of Upper Redlands Road. Whilst the building is not listed, it is adjacent the Grade II listed Wantage Hall located to the west. Similarly, whilst not within a Conservation Area, it is adjacent the Redlands Conservation Area.

2. PROPOSAL AND SUPPORTING INFORMATION

This is an application for a single storey rear extension, side extension and a front porch. The porch would have a width of 3m, depth of 1.6m and height of 3.3m – the roof would be pitched. The side extension would have width of 2.1m (at its widest point), depth of 4.7m and height of 3.5m – the roof would be hipped towards the host property. The rear extension would have a width of 5.2m, depth of 3m and height of 2.8m – the roof would be flat.

The materials would match those of the host property.

Plans considered:

Location and Block Plan P1629-01 Rev A

Plans and Elevations P1629-02 Rev B

Received 7th October 2025

3. CONSULTATIONS

None.

A site notice was displayed. No neighbour letters of representation have been received.

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:

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National

National Planning Policy Framework (2024)

National Planning Policy Guidance (2014 onwards)

Local - 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

TR5 Car and Cycle Parking

Other Documentation

Supplementary Planning Guidance - A Design Guide to House Extensions (2021)

5. APPRAISAL

Design Considerations

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. Policy EN1 seeks to retain and enhance the significance of heritage assets and their settings. Policy EN3 seeks to conserve and enhance the special interest, character and architecture of conservation areas.

The plans as originally submitted were not considered to respect the character and appearance of the host property, and appear overly dominant, due to the height of the porch, size (width) of the rear extension and extent/nature of the flat roof of the side extension joining to the rear extension. Revised plans were received reducing the height of the porch, reducing the width of the rear extension, removing the flat roof link along the side and incorporating a pitched hipped roof to the side extension.

The above changes allow the proposals to suitably integrate with the host property. Whilst clearly visible from the street scene, the extensions would be subservient to the host property with materials to match which is appropriate. The side extension, albeit close to the highway, would be of limited scale, would not project forward of the main front elevation and would have a hipped roof to soften the impact. Given the above also, no significant harm is considered to arise in respect of the impact on the adjacent listed building and conservation area. In compliance with Policies H9, CC7, EN1 and EN3.

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 is the adjoining semi No. 92 Upper Redlands Road. The proposed porch would project past the front elevation of No.92. However, it would be a modest projection of 1.6m and the roof would be hipped away to minimise the impact. The rear extension would project 3m from the rear elevation of No.92 and would comply with the recommendations in the Design Guide to House Extensions SPD. The roof would also be flat to minimise the impact. Given the siting of the side extension, no harm would arise. The proposals, due to the limited scale and design are not considered to result in any material overbearing effects to occupiers of this property.

Given the nature and scale of the proposals and significant distance to Wantage Hall, no harm would arise.

Owing to the flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

In compliance with Policies H9 and CC8.

6. 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.

7. RECOMMENDATION

Approve with Conditions:

Time
Plans
Materials
No flat roof