

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/25/0796 Householder planning permission

Address: 31 GREENFIELDS ROAD, READING, RG2 8SG

Proposal: Part single part two storey rear extension. (amended)

Applicant: Anelle Utepova

Received date: 29/05/2025

Target Decision date: 10/10/2025 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey, semi-detached, brick-built house that is set further back than the pair of semi-detached houses to the east (Nos. 25 and 27). No. 29 has an existing crown-roofed, two-storey rear extension and flat roof single storey rear extension, approximately 3.4 meters in depth. There is ca 70cm to the side boundary with No. 33. The boundaries are 1.8m in height, close-boarded fence panels.

There was one application (Ref: PL/24/1034) for a single-storey rear extension approved at this address. According to the site visit, it had not been implemented as of 24/06/2025.



Fig 1: view from the rear of 31 Greenfields Road, taken 24/06/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for a first-floor rear extension measuring ca 2.7m in depth, featuring a crown roof. The proposed development would be constructed above the previously approved single-storey rear extension (Ref: PL/24/1034) and would be set back approximately 1m from both the side and rear elevations.

The proposal includes the installation of two rear PVCu windows, matching the existing. According to the application form and submitted plans, all proposed materials—including bricks, roof tiles, and windows—would match the existing dwelling.

Further to discussions with the applicant regarding the scale of the proposal and the potential impact on light to 33 Greenfields Road, the following plans/documents are under consideration:

- Location Plan received 6/6/2025.
- Drawing No. JMDS-2415GR-0002_Final (Existing) received 6/6/2025.
 - Drawing No. 2415-JMDS-XX-DR-A-0001-4 – Existing site plan
 - Drawing No. 2415-JMDS-00-XX-DR-A-0002-3 – Existing plans
 - Drawing No. 2415-JMDS-XX-DR-A-0003-3 – Existing elevations
 - ~~Drawing No. 2415-JMDS-GF-DR-A-1001-5 – Proposed site plan~~
 - ~~Drawing No. 2415-JMDS-00-XX-DR-A-1010-4 – Proposed floor plans~~
 - ~~Drawing No. 2415-JMDS-XX-DR-A-1011-4 – Proposed elevations~~
- Drawing No. 2415-JMDS-Updated Planning Application, received 30/07/2025.
 - Drawing No. 2415-JMDS-GF-DR-A-1001-6 - Block plan
 - Drawing No. 2415-JMDS-00-XX-DR-A-1010-5 - Proposed floor plans
 - Drawing No. 2415-JMDS-XX-DR-A-1011-5 – Proposed elevations



Fig 2: Existing and Proposed Plans

Planning Officer's note: The officer can confirm that the single-storey rear extension shown in the submitted Drawing No. 2415-JMDS-Updated Planning Application, received on 30/07/2025, is the same as the one approved under Ref: PL/24/1034, except for the new sloped roof form which connects to the proposed first-floor rear extension.

Planning history:

- PL/14/0648 – 29 Greenfields Road – Two storey rear extension. Approved 16/07/2014.
- PL/24/1034 – 31 Greenfields Road – Erection of a single storey rear extension (amended). Approved 06/11/2024.

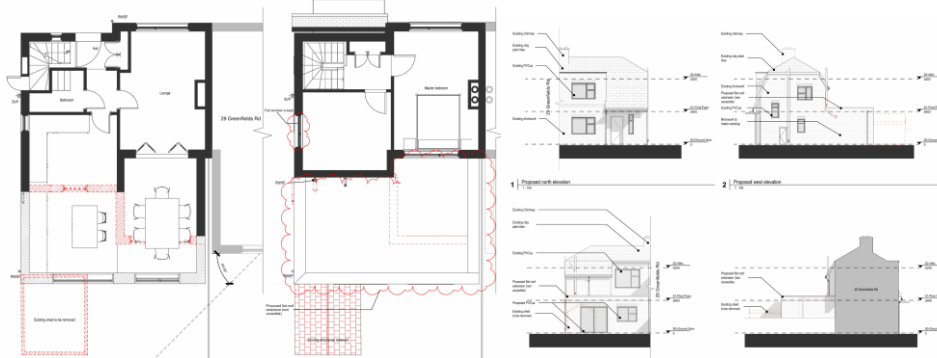


Fig 3: Approved floor plans and elevations under permission PL/24/1034

3. CONSULTATIONS

- RBC Ecology Consultations – no objection, subject to conditions.

The application site is a house located in a residential area of South Reading. It is proposed to add a large, two storey rear extension.

The bat survey report (Naturebureau, May 2025) has been undertaken to the appropriate standard and includes results from a single emergence survey undertaken in May. No bats were seen emerging from the structure and the report concludes that the house is not currently being used by roosting bats and that the risk of bats being affected by the proposals is minimal.

However, the proposals will destroy a number of roosting features that may be used by roosting bats, and as bats are highly mobile animals that switch roosts regularly, it is possible that bats could be present when works commence. As such, the report recommends that non-licensed precautionary measures should be adopted during construction works. A condition should be set to ensure that the measures outlined in the document are followed. Wording for this condition is given below.

- Site Notice – One site notice was displayed near the application site on 24 June 2025. The 21-day consultation period ended on 15 July 2025. One letter of representation has been received from 29 Greenfields Road, reads as follows:

Whilst I'm neither objecting nor supporting this planning application, as the adjoining property to 31 Greenfields (Road), our concern is that as the owner currently privately rents the house as it is, the extension will be intended for rented multiple occupancies. As the owners of 29 Greenfields Road, the thought of having a house rented by multiple people at the same time concerns us greatly.

Please refer to the Appraisal section for the Planning Officer's response.

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 (NPPF) 2024

National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

Policy CC7 – Design and the Public Realm

Policy CC8 – Safeguarding Amenity

Policy H9 – House Extensions and Ancillary Accommodation

Policy H10 – Private and Communal Outdoor Space

Policy EN12 – Biodiversity and the Green Network

Policy EN14 – Trees, Hedges and Woodland

Others

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 rear extension measures approximately 2.7m in depth. It would be set back from both the side and rear elevations and set down from the existing roofline. Therefore, it is considered proportionate and subservient to the main dwellinghouse.

The proposed window arrangement and materials would be in line with the existing ones and with the previously approved scheme under Ref: PL/24/1034. All brickwork and roof tiles would match those of the existing dwelling. As such, the proposal is considered to respect the character and appearance of the host property.

Taking into account the previously approved single-storey rear extension, the combined form of this partial two-storey and partial single-storey rear extension is still considered subservient to the main dwelling. It would not detract from the main house, given its overall depth of 4m, which falls within the recommended limits set out in the Design Guides to House Extensions 2021. The total height of the combined rear extension would also remain lower than that of the main house.

The adjoining property, No. 29, features a similar arrangement of partial single-storey and partial two-storey rear extensions, with comparable depth, height, and roof form. Several other properties in the surrounding area also have similar developments. Therefore, the proposal would not detract from the neighbouring properties and wider environment.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 states that dwellings will be provided with functional private or communal open space. 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 proposed first-floor side extension has been set back from the side elevation and positioned approximately 2m away from the shared boundary, which is considered to significantly mitigate the impact on light to No. 33. The adjoining property at No. 29 has a similar part single, part two-storey rear extension; therefore, no risks have been identified in terms of blocking light to No. 29 from this proposal. No side windows are proposed on the side wall. To address privacy concerns related to the potential insertion of side-facing openings/windows, a precautionary condition would be applied to restrict such alterations.

There are no identified risks of overbearing impact due to the setback design. The site benefits from a large rear garden, which would continue to provide sufficient private outdoor space upon completion of the proposal.

In response to the concerns raised by No. 29 regarding the potential use of the property as a House in Multiple Occupation (HMO), the submitted proposal indicates its intended use as a three-bedroom dwellinghouse. The property is not located within an Article 4 Direction area; therefore, permitted development rights to change the use from Class C3 (dwellinghouse) to Class C4 (small HMO for 3–6 unrelated persons sharing) remain in place. It is advised that a separate planning permission would be required for any change of use to a sui generis HMO.

Natural Environment (Tree)

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

A simple Tree Protection Plan has been provided on the proposed site plan. As shown, the proposed development would be ca 16m away from the trunks of the trees. Therefore, the proposal is not considered to cause any harm to the trees. A Construction Exclusion Zone has been marked on the proposed site plan, which would be marked on-site prior to any construction activity and maintained until the development is complete. Therefore, the proposal is considered acceptable in terms of its impact on trees, subject to a condition to secure the implementation of the proposed tree protection plan.

Ecology

As per the comments from GS Ecology, no issues are raised in this regard, subject to conditions to safeguard hedgehogs.

The bat survey noted that the rear garden and shed were being used by hedgehogs, with one observed foraging around the rear garden shed. Hedgehogs are listed on the Red List for British Mammals and are also identified under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 as a species of principal importance for the conservation of biodiversity in England. They are therefore considered a priority species under the National Planning Policy Framework (NPPF).

Should planning permission be granted, it is recommended that removal of the shed be carried out outside of the hedgehog breeding and hibernation periods (March–August and November–March inclusive). Additionally, all works should be undertaken in full accordance with the precautionary measures outlined in Section 4 (Evaluation and Recommendations) of the submitted bat survey report [Naturebureau, Preliminary Bat Roost Assessment and Emergence Survey, Ref: Eco25-02, Date of Issue: 26 May 2025], unless otherwise approved in writing by the Council. Relevant conditions would be included to secure these measures.

Other matters:

According to the submitted application form, which includes a completed Certificate B, the applicant has confirmed that the requisite notice was served to all other parties who, on the date 21 days prior to the submission of the application, were the owner and/or agricultural tenant of any part of the land or building to which the application relates.

An informative would be added to make the applicant aware that this permission does not convey any legal right to carry out works on land not within their ownership. The applicant is advised to ensure that all necessary permissions are obtained from relevant landowners before commencing development.

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

Recommended Conditions:

Time Limits

Materials (To Match)

Approved Plans

Arboricultural Method Statement (As Specified)

No New Openings

Hedgehog Protection Measures

Bat Safeguarding Measures