

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/0910 Householder planning permission

Address: CHURCH VIEW, 37 PRINCES STREET, READING, RG1 4EG

Proposal: Proposed Loft Dormer to Rear and 2 front conservation skylights

Applicant: Mr and Mrs Jackson and Yulia Kemp

Received date: 24/06/2025

Extended Target Decision date: 16/10/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

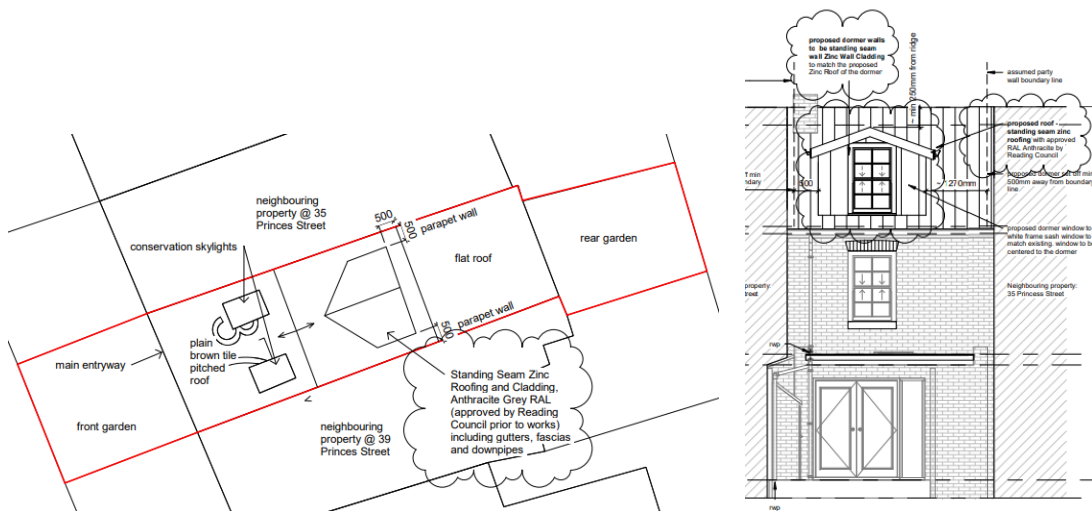
The application site contains a two storey Victorian terrace house on the eastern side of Princes Street and is located within the Eldon Square Conservation Area. The surrounding area is predominantly residential in nature and the surrounding dwellings are mainly terraced properties of a similar character. The property is not a listed building however it is a building of townscape merit.

Site visit photos 15 July 2025



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a proposed a rear loft dormer, 2 front conservation skylights to the front elevation and associated internal alterations. The dormer is set down from the existing ridgeline and set in from the existing eaves. The roof of the dormer is proposed to be zinc. The proposal does not include enlarging the existing footprint of the dwelling.



Plans considered

37 Princes Road – Revision B 13.10.25 containing:

CN_006 Rev 1 Proposed site plan

CN_007 Rev 1 Proposed floor plans

CN_12 Rev 1 Proposed elevations

CN_13 Rev 1 Proposed Isometric views

As received 13 October 2025

CN_001 Location Plan

Design and Access statement, Haus, Tuesday 24 June 2025

CN_002 Existing Site Plan

CN_003 Existing Floor Plans

CN_004 Existing Elevations

CN_005 Proposed Demolished Plan

Heritage Statement, Haus, Tuesday 24 June 2025

As received 24 June 2025

3. RELEVANT PLANNING HISTORY

PL/89/0853 Construction of a garage. Permitted 10/03/1989

PL/93/0382 Proposed rear two storey pitched roof building providing garage with play room over. Refuse 10/08/1993

PL/93/00450 Pitched roof garage. Permitted 28/01/1994

4. CONSULTATIONS

A site notice was displayed at the site for the required notice period and an advert was placed in a local newspaper.

The following were consulted:

- RBC Ecology – no objection. The application site comprises a mid terrace in a built up area of Reading where it is proposed to add a loft dormer to the rear of the house. The house is located in an urban built up area of Reading surrounded by busy roads and considering the location of the property and scope of the works, it is considered unlikely that bats or other protected species will be impacted. There are therefore no ecological objections to this application.

- RBC Conservation Officer – no major objections although the proposed dormer would have considerable massing on the existing roof slope. The conservation area appraisal states “*Lively roofscape of brick chimneys and clay pots*” as a positive feature of the character area. I would conclude there would be little harm to the character and appearance of the conservation area due to the proposed rooflights visible from the street scene. Therefore, I conclude that there would be less than substantial harm at the low level of the significance of the conservation area. This harm has been reduced by the reduction in size of the rear extension and could be reduced further by only having one rooflight on the front elevation.
- Conservation Area Advisory Committee Consultations – No comments were received at the time of writing this report.

No 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.

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 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 consultation version of the draft updated version of the Local Plan was published on 6th November 2024 and a submission version submitted in 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 listed above is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the advice given below and are not considered to be ‘out of date’. Policy CC7 reiterates that all development must be of high quality design, to maintain and enhance physical character and context.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework December 2024 (as amended)
National Planning Practice Guidance

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)
EN12 (Biodiversity and the Green Network)

SPD

Design Guide to House Extensions SPD (2021)
Eldon Square Conservation Area Appraisal (2007)

5. APPRAISAL

Character and Appearance within the Conservation area

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 EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced.

There are not many other dormers in the surrounding area and others in within the Conservation area are generally modest in size. The proposed roof dormer has been reduced in size from the original design and will be set down from the existing ridgeline and set in from the existing eaves, positioned centrally within the roof slope.. A smaller window is inset within the proposed roof dormer that reflects the design of the existing window on the first floor. The two front facing dormers would be visible from the street scene, however, they are proposed to be set into pitched roof and are considered to respect the character of the dwelling in terms of design. Materials are proposed to complement to existing dwelling and a pre-commencement condition is recommended for materials specifications to be provided which was agreed with the applicant.

The rear dormer would not be visible from the street scene and is a reasonable size, however, in this instance, on balance the rear dormer and front conservation skylights are considered acceptable in terms of design within the Eldon Place Conservation Area.

The proposals are not considered to cause harm to the host dwelling or the wider area changes are considered compliant with policies, CC7, EN1, EN3 of the Reading Borough Council Local Plan 2019.

Residential 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.

Due to the scale of the proposed dormer set within the existing roof, there are no identified risks of the proposed dormer appearing overbearing. There are also no identified risks in relation to any loss of sunlight or daylight caused as a result of the proposed development. It is not considered that privacy will be lost by the installation of the dormer as the proposed window will be replacing an existing skylight facing to the rear and is not considered in this instance to represent a significant additional detrimental impact. The proposed front roof lights are also not considered to cause any harm to neighbouring amenity.

The proposed changes are considered compliant with policies, H9 and CC8 of the Reading Borough Council Local Plan 2019.

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 - GRANT

Recommended Conditions:

Time limit

Approved Plans

Materials to be specified