

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/25/0743

Address: 7 GREENFIELDS ROAD, READING, RG2 8SF

Proposals: Proposed ground floor side and rear extension, partial rear first-floor extension, and front porch.

Case Officer: Mishga Marshall

Applicant: Mrs Georgia Demosthenous

Date received (valid from): 20/05/2025

Target Decision date: Originally 15/07/2025; EOT Agreed date: 27/10/2025

1. SITE DESCRIPTION

The proposal site is a two storey semi-detached dwelling on the southern side of Greenfields Road, in a residential area. It is not a listed building, nor does it fall within a conservation area. The surrounding area is residential, consisting of detached and semi-detached dwellings.

Site visit date: 26/07/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for the construction of a ground floor side and rear extension, part single storey part double storey rear extension and a front porch extension.

The proposed front porch extension would extend ~1.2m past the front elevation wall, with an eaves height of ~2.7m and a maximum height of ~3.5m.

The proposed single storey side extension would be set back from the original front elevation wall by ~2.2m, extend past the side elevation wall by ~1m with an eaves height of ~2.7m and a maximum height of ~3.3m, and two windows on the side elevation wall.

The proposed part single storey rear extension would have a depth of ~1.9m, with a flat roof and 1 skylight, an eaves height of ~2.9m and a maximum height of ~3m.

The proposed part double storey rear extension would extend beyond the rear wall by ~3.5m, a width of ~3.75m, with a gabled roof, and one window on the rear elevation wall.

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 depths of the rear extensions, as well as meeting the 45 degree guideline, as well as changes to the design of the double storey rear extension to soften the developments impact and 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 20/05/2025:

Design and Planning Statement - 7 Greenfields Road

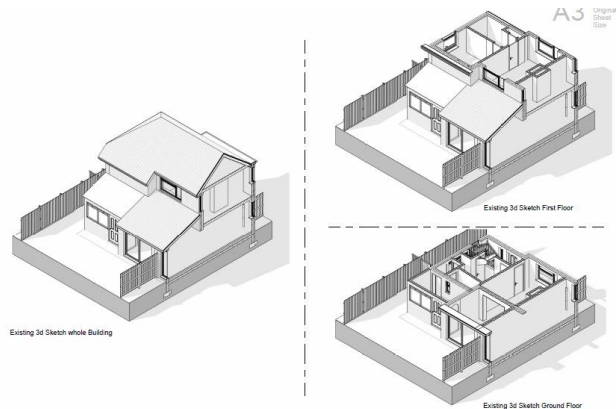
Plans submitted received 04/09/2025:

BERs Report

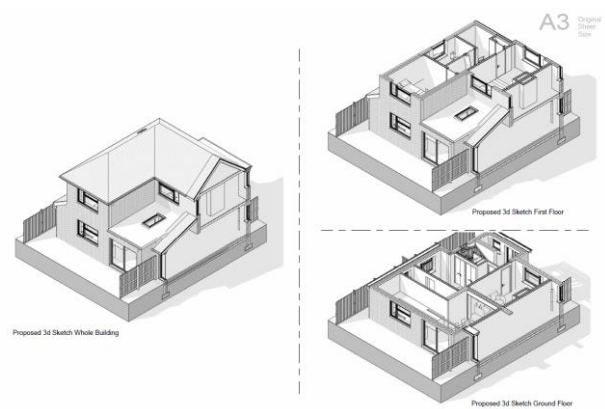
Plans submitted received 16/09/2025:
Q15870 Georgia Demosthenous - Preliminary Roost Assessment V1

Plans submitted received 13/10/2025:
Existing and Proposed Elevations and Floor Plans; and Location, Block and Site Plans

Existing Plans:



Proposed Plans:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

A site notice was displayed on 13/06/2025 and 22/09/2025

No letters of representation have been received.

RBC Ecology: A bat survey was requested; Both bat survey reports (Prohort, August 2025, ref: Q15870 and Arbtech, 19 August 2025) have been undertaken to an appropriate standard. The second report includes a detail of a single emergence survey carried out in August 2025. No bats were observed using the building and the report concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.

RBC Transport: No Objection.

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)

TR3: (Access, Traffic and Highway Related Matters Access)

TR5: (Car and Cycle Parking and Electric Vehicle Charging)

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.

Part single storey, part double storey rear extension

The revised proposed rear extension is considered to be acceptable in terms of its overall size, scale, and design. With respect to the proposed depths, the extension would project a modest but 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 and soften the presence of the proposed development. 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.

Porch extension

The proposed porch extension would be modest in scale and proportionate to the host dwelling. Its siting on the principal elevation will be visible from the public realm; however, the design, materials, and roof form are in keeping with the existing property. The proposal would not appear dominant or out of character within the streetscape and is therefore considered acceptable in design terms.

Single Storey side extension

The proposed side extension is considered to be modest in scale and proportionate to the host dwelling, and a sympathetic addition to the dwelling. Although partially visible from the public realm, the extension is considerably set back, and would have a hipped roof, which is considered to be in keeping with the existing property; and therefore, the addition is not considered to appear as dominant or out of character.

Overall, the proposed extensions are not considered to be so out of keeping to result in material harm to the street scene. Whilst the plot is not large, and garden space would be reduced, further to the reduction in the depth of the rear extension, it is not considered to be so cramped to warrant a refusal.

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 reducing the scale and depth of the proposals.

Part single storey, part double storey rear extension

The proposed rear extension would project 3.5 metres beyond the original rear elevation of the dwelling. This is not considered excessive and would not be a significant projection past the rear addition of No. 5 Greenfields Road. The first floor extension would not breach a 45 degree line to the nearest habitable room window and the roof would be hipped away to minimise the impact.

The proposed extension would be relatively deep along the boundary with 9 Greenfields Road to the west. However, given the separation distance to the common boundary and combined with the hipped roof, it is not considered to result in any significant overbearing impact such to warrant a concern.

Front Porch

The proposed front porch is modest in scale. Given its limited size, single-storey height, and position set away from shared boundaries, the porch would not cause an unacceptable loss of light, privacy or outlook to neighbouring dwellings.

Single Storey side extension

The proposed side extension would bring the built form closer to the boundary with No.9 Greenfields Road to the west. Whilst visible, given the separation distance to the common boundary and the roof hipped away, it is not considered to result in any significant overbearing impact such to warrant a concern. Two side facing windows are proposed and shown to be obscurely glazed. This will be secured by way of condition to prevent loss of privacy.

Additional Considerations

Given the close proximity of the application site to its neighbours to the back, given the modest size of the rear garden. It was deemed necessary for a second notice for consultation to be displayed. Although there was a concern, given the existing patterns of development, the distance from the rear boundary to the closest habitable neighbouring window; and the existent of landscaping and vegetation, it was not considered that the harm of the proposed extensions would be so undue as to cause harm in terms of loss of light, outlook, or privacy.

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

A bat survey was carried out and report submitted. No evidence of roosting bats or other protected species has been identified and the Council's Ecologist has confirmed no objection on ecology grounds.

Transport

The proposed works do not change the existing parking arrangements. Although not illustrated on plans, there is an area hardstanding at the front of the property, served via an existing vehicle crossing. The Council's Transport officer has confirmed no objection.

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

Obscure Glazed Windows

PD (A and B) Removed

No new first floor windows

No flat roof