

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/25/0486 Householder planning permission

Address: 139 CUMBERLAND ROAD, READING, RG1 3JY

Proposal: Construction of infill single storey rear extension

Applicant: Mr Kapil Dosaj

Received date: 27/03/2025

Target Decision date: Originally 21/10/2025; EOT agreed until 24/10/2025

Case Officer: Ethne Humphreys / James Schofield

1. SITE DESCRIPTION

The site relates to a two storey mid terraced dwelling located on the south west side of Cumberland Road.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal as originally submitted was for a first floor rear extension and infill single storey rear extension. Further to concerns raised, the first floor extension was omitted from the proposals and the single storey rear extension reduced in depth.

The rear extension would have a depth of 3.7m

Materials would match those of the host property.

Plans considered:

Drawing No: Proposed Drawings KD002

Drawing No: Block Plan TQRQM25143101347713

Received 20th October 2025

Drawing No: Location Plan

Received 26th August 2025

Drawing No: Existing Plans KJ001

Received 27th March 2025

3. CONSULTATIONS

None.

A site notice was displayed at the site. No neighbour letters of representation received.

4. HISTORY

25/0487/CLP Construction of outbuilding for office and gym use. Granted.

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:

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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

H9 House Extensions and Ancillary Accommodation

Other Documentation

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

6. 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.

The single storey rear extension would replace an existing canopy and would likely be a visual improvement. It would remain a subservient addition and there are a variety of flat roof extensions within the vicinity and it would not be out of keeping. The materials would match the host property which is appropriate and given its location at the rear of the property would not be readily visible from the public domain. The proposal is considered to comply with policies CC7, H9 and the SPD.

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 first floor extension as originally proposed was considered to result in an unacceptable overbearing impact to adjoining properties. This element was subsequently omitted from the proposals which is positive.

The single storey rear extension as originally submitted was, due to its combined depth, height and proximity to the common boundary, considered to result in an overbearing impact to the adjoining property to the north. Revised plans were received reducing the depth of the extension to 3.7m. Whilst there may be some impact, it would replace an existing canopy in this location. The roof would be flat to

minimise the impact, and the depth complies with the guidance within the Design Guide to House Extensions SPD. It is not considered to be so materially harmful to occupiers of the adjoining property such to warrant a refusal.

Given the position of the extension on the north side of the property, there would be no harm to the occupiers of the adjoining property to the south.

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.

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

Approve with Conditions:

Time
Plans
Materials to match
No flat roof