

DELEGATED APPLICATION REPORT

Ward: Battle

App Ref: PL/25/1236 Householder planning permission

Address: 33 CHESTER STREET, READING, RG30 1LL

Proposal: Part single part double storey rear extension.

Applicant: Hamid Saddiq

Received date: 02/09/2025

Target Decision date: 29/10/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a three storey mid-terraced dwelling with a pitched roof. The property has an existing single storey rear projection, beyond which extends an existing side and rear conservatory structure. The property is located on Chester Street within Battle Ward in Reading. The surrounding area is predominantly residential consisting of two storey terrace dwellings and semi-detached dwellings. The application property is not a listed building, nor does it fall within a conservation area.

Site visit date: 23/09/2025

Site visit photo:



Google earth image:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part two storey and part single storey rear extension, replacing the existing wrap-around conservatory style structure. The proposed extensions would have a flat roof and the facing brickwork would match the existing.

Plans/documents considered:

Location Plan received 2nd September 2025

Drawing No. PL-01 – Existing Floor Plans and Elevations received 2nd September 2025

Drawing No. PL-02 rev B – Proposed Floor Plans and Existing Block Plan received 6th October 2025

Drawing No. PL-03 rev B – Proposed Elevations and Proposed Block Plan received 6th October 2025



Proposed Elevations

3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 23rd September 2025 for a period of 21 days.

No letters of representation have been received.

RBC Natural Environment Officer - I have no objections to this application given the onsite trees are insignificant, are of an appropriate distance from the development and their RPAs are protected by existing hard surfacing. You may wish to seek further clarity on other vegetation as given the site is in a low canopy cover ward, I encourage the unaccounted existing vegetation is retained.

Discussions with applicant/agent

During the course of the application process the agent was advised that officers had concerns with the original scheme submitted, specifically the depth of the extension at first floor level. Subsequently, revised plans were submitted to reduce the depth of the extension at first floor level.

4. RELEVANT PLANNING HISTORY

None.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN14 (Trees, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

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. The submission version 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’.

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.

The original proposal for a 4.82m projection at first floor level, was considered too large, out of keeping, and harmful to neighbouring amenity. The revised depth is considered more in line with the guidance on rear extensions with the Design Guide to House Extensions SPD, and more neighbourly. Overall, the proposed two storey extension is considered subservient to the existing three-storey dwelling and would be constructed with matching brickwork to help aid its integration. The proposed development is not

considered to detract from the character or appearance of the existing dwelling. Furthermore, the development is contained at the rear of the site and would not be visible from the street scene.

The present conservatory appears to be of relatively poor quality and, therefore, it is considered that the proposals would improve the appearance of the building at the rear by removing this existing conservatory.

The proposed extension is not of a conventional design due to the flat roof form at first floor level, however, due to the variation of single and two storey rear extensions within the vicinity (some of which are seen in the aerial view above), along with the position of the extension at the rear of the site, the proposed extension is not considered to cause detrimental harm to the character of the surrounding area.

On balance, the current scheme is considered acceptable.

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.

The proposed extension replaces the existing kitchen projection and the wrap around conservatory structure. Although the proposed extension will be more noticeable to neighbouring properties due to the increase in size and the difference in materials, it is not considered to be significantly different to the original arrangement at ground floor level.

At first floor level, the proposed extension would not extend across the full width of the dwelling and would be set away from the neighbouring property at number 31 Chester Street. With regard to number 35 Chester street, the proposed floor plans illustrate that the first floor extension would not breach the 45 degree line of light taken from centre point of the closest window of this property.

There are no identified risks of the development having a detrimental impact to the living environment of the neighbouring properties.

For current and any future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, via the additional space created.

Due to the existing conservatory style structures, the footprint of the dwelling will not be increased significantly by the proposed development, therefore, it is considered that the amount of useable outdoor amenity space for the occupiers of the property to enjoy is acceptable.

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

Materials

Approved plans