

DELEGATED APPLICATION REPORT

Ward: Church

App Ref: PL/25/1125 Householder planning permission

Address: 14 CHAGFORD ROAD, READING, RG2 8AZ

Proposal: Retrospective Householder application for a single storey rear extension.

Applicant: Mr and Mrs Fernandes

Received date: 08/08/2025

Target Decision date (agreed extension): 29/10/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey end-of-terrace residential dwelling located on the north side of Chagford Road. The surrounding area is predominantly residential, comprised of dwellings of a similar style and design. The property is not listed, nor is it located within a conservation area.



Extract of the location plan

Site photos:



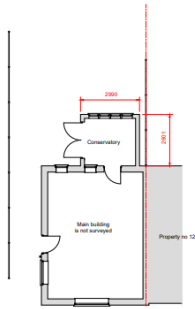
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought retrospectively for a single storey rear extension with timber insulated panels and a flat roof. The extension has a width of 6.130m and a maximum depth of 3.465m, with an overall height of 2.8m.

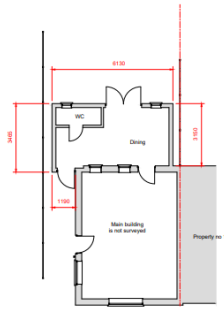
Plans/documents considered:

Drawing No. P1666-01 – Location and Block Plan received 8th August 2025

Drawing No. P1666-02 – Existing and Pre-Existing Plans and Elevations received 8th August 2025



PRE EXISTING GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed at the front of the application site by the case officer on 7th October 2025 for a period of 21-days.

One letter of objection has been received with regards to:

- Fire safety risk concern due to materials
- Depth and width of extension including loss of side access
- Built of the boundary resulting in restricted access for maintenance/repairs for rainwater downpipe
- Base of the extension being built over two manhole/utility covers

Planning officer note: Fire safety matters and issues relating to manholes are generally addressed by Building Control. The application will be subject to Building Regulations approval, and an informative will be attached to this permission to advise the applicant accordingly. Developers are permitted to build up to the side boundaries and matters such as access to the rear garden or maintenance of rainwater downpipes are not considered material planning considerations.

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)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

SPD

A 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.

In terms of scale, the depth of the rear extension does not exceed the 4m guidance within the design guide to house extensions SPD. Although the width of the extension is greater than the width of the dwelling, in this instance, the overall size is considered acceptable and subservient to the host dwelling and the site. A sufficient amount of amenity space remains, and the plot can facilitate this development.

In terms of design and appearance, the rear extension is considered acceptable. The bulk of the extension is contained at the rear of the site, although there is an element of the extension which is visible from the front of the site, it is significantly set back from the front building line, therefore causing minimal harm to the street scene. There are a variety of single storey rear extensions within the vicinity, therefore, the proposal is not considered out of character for its location.

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.

By virtue of its single-storey nature and the fairly modest height of 2.8m, the rear extension does not give rise to any significantly detrimental impacts on the amenity of neighbouring properties in terms of overbearing effects or loss of light. There are no windows in the side elevations of the extension, therefore, there are no identified risks in relation to loss of privacy or overlooking.

With regard to the neighbouring property at 16 Chagford Road, there is a sufficient distance between this property and the application extension to limit any harmful impacts.

With regard to the attached neighbouring property at 12 Chagford Road, this property benefits from a single storey rear conservatory extension (adjacent to the boundary with the application site) which reduces any harmful impact to this neighbour.

Due to the flat roof nature of the extension, it is considered necessary to include a condition stipulating that the roof area shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority, 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.

For current and any future occupiers of the host building, the extension facilitates an improved standard of accommodation, via the additional space created.

Other matters

The development does not result in the loss of parking and there are no changes to the existing dropped vehicle crossing.

7. CONCLUSION

The 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:

AP1 – Approved plans
PD5 - Flat roof restriction