

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/0329 Householder planning permission

Address: 33 THE HORSE CLOSE, EMMER GREEN, READING, RG4 8TT

Proposal: Single storey rear, side extension, front extension and first floor extension including dormer windows and associated works.

Applicant: Mr F Doka

Received date: 03/03/2025

Target Decision date: 16/09/2025

Case Officer: Gary Miles

Extension of time agreed until 7th November 2025

1. SITE DESCRIPTION

The application site comprises a detached chalet bungalow constructed of red brick and red tiled hipped and pitched roofs. The property retains the original attached garage with side pedestrian access, along with another attached garage on the other side. The property is largely original apart from a single storey rear extension and conservatory added later. The property sits on a large plot with mature trees, which at the time of my site visit had been largely cleared. The property benefits from a large frontage already turned over to hardstanding with pockets of planting.

The Horse Close is characterised by detached, link-detached and bungalows of similar age and style. The properties have distinct gaps between them. A number of properties in The Horse Close have been subject to refurbishment and extensions of varying design. The property is not listed nor situated within a conservation area.

Site visit date: 19th August 2025



View of front elevation looking southwest



View of rear garden looking southwest



View of rear elevation looking northeast

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a single storey rear extension, a side extension, a front extension and first floor extension including dormer windows and associated works. The ground floor extensions and alterations, largely site within the existing footprint, albeit the property is more adjoined and less disjointed.

The biggest change is at first floor level, where the applicant proposes to create 4 bedrooms, 2 with ensembles along with a separate family bathroom. This has since been revised to 3 bedrooms.

The design incorporates large floor to ceiling windows symmetrical in design and positioning, to the front elevation. The first floor closest to the neighbour at 32 The Horse Close is to be pitched with front and rear dormers, whilst the first-floor element which abuts the north-westerly boundary and neighbouring property in Peppard Road will have a catslide roof design. The proposal includes new openings along the front and rear elevations as well as roof lights in the flat roofed single storey extensions.

The proposed finishes will be made up of brick to match existing with off-white render. Windows to match existing upvc, slate tiles and an anthracite grey composite front door with side light.

Plans & documents considered:

Drawing no: PP-13821709v1-Site Location Plan, dated Mar 25

Drawing no: PL.1624.101-Existing Plans, dates Jan 25

Drawing no: PL.1624.102-Existing Roof Plan, dated Jan 25

Drawing no: PL.1624.103-Proposed Plans, dated Jan 25 (superseded)

Drawing no: PL.1624.104-Proposed Roof Plan, dated Jan 25 (superseded)

Drawing no: PL.1624.106-Block Plan, dated Jan 25

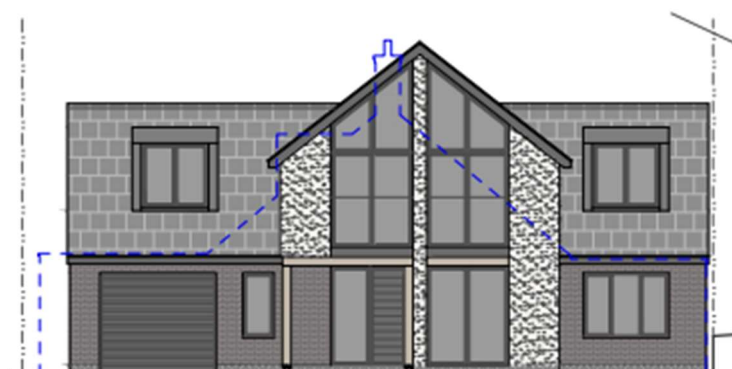
Received by the LPA on 3rd March 2025

Drawing No: A-121-Tree Survey & Protection Plan, dated June 25 (superseded)
Preliminary Ecological Appraisal (Urban Tree Experts) Ref: SPH/PEA-25/15.04, dated Apr 2025
Received by the LPA on 21st July 2025

Drawing No: A-121 rev A-Tree Survey & Protection Plan, dated June 25
Received by the LPA on 4th Sept 2025

Drawing no: PL.1624.108.A-Proposed Elevations, dated Jan 25 (revision A)
Received by the LPA on 18th Sept 2025

Drawing no: PL.1624.103.B-Proposed Plans, dated Jan 25 (revision B)
Received by the LPA on 22nd Oct 2025

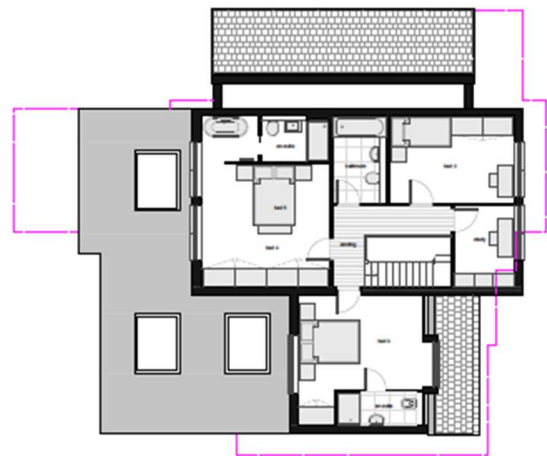
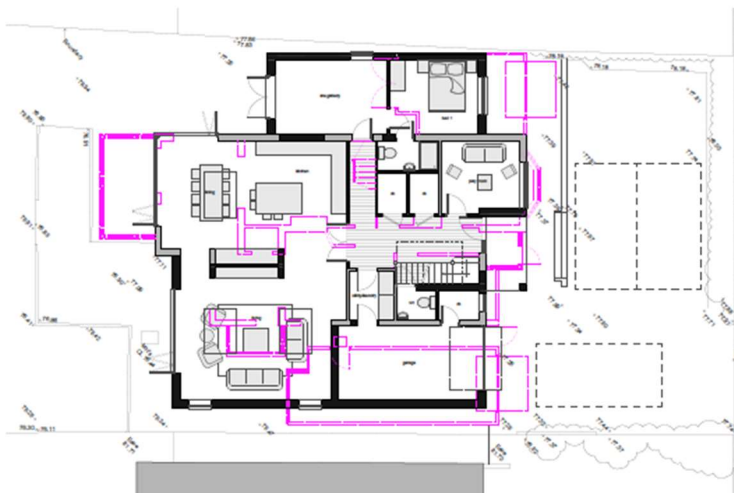




Revised front elevation



Final and approved front & rear elevations with catslide roof and front and rear dormers.



Proposed and approved internal ground floor layout and parking arrangement to front. Proposed and approved first floor layout.

3. RELEVANT PLANNING HISTORY

PL/18/1038 – Demolition of existing bungalow, two replacement detached dwellings – Refused August 2019. The decision was appealed and dismissed in February 2020.

4. CONSULTATIONS

Internal:

- Ecology Officer
- Natural Environment Officer

External:

A planning notice was attached to a nearby streetlamp column in The Horse Close on 19th August and an additional notice was attached to a streetlamp column in Peppard Road on 16th September 2025 to make sure any affected property was aware of the application.

No letters of representation have been received.

5. 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.

6. 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)
EN12 (Biodiversity & The Green Network)
EN14 (Tree, Hedges & Woodlands)
TR5 (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG

7. 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 included changes to the first floor to create additional bedrooms with new pitched and hipped roofs and front and rear dormer windows to necessitate sufficient headroom. The cumulative effect of the additional first floor, double ridge roofs and front and rear dormers proposed at first floor level were deemed out of character to the host property and harmful to the surrounding streetscene.

The agent removed the front and rear dormers and amended the roof design to a catslide roof on the north-westerly side of the plot. This change removed the mass of brick and tile at first floor and roof level thus increased the feel of space around the property.

The other elements of the proposed rear and side extensions are considered acceptable in terms of character and appearance. The revised proposal is considered acceptable to the host property and the wider streetscene.

The revised proposal is considered acceptable in terms of design and character and therefore comply with policies H9 and CC7 of the Reading Borough 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.

The cumulative effect of the additional first floor, double ridge roofs and front and rear dormers proposed along the north-westerly side at first floor level were deemed overbearing to neighbouring amenity for properties in Peppard Road.

The agent removed the front and rear dormers and amended the roof design to a catslide roof on the north-westerly side of the plot. This change removed the mass of brick and tile and reduced the feeling of overbearingness.

No new openings are proposed facing north-westerly or south-easterly (onto existing neighbours) privacy is not compromised as a at first floor level

The proposal is considered compliant with residential amenity and therefore complies with policies H9 and CC8 of the Reading Borough Local Plan 2019.

Ecology matters

The application site is a bungalow where the proposals include the addition of another storey as well as single storey extensions to the rear, side and front of the building.

The bat survey report (Urban Tree Experts, April 2025, ref: SPH/PEA-25/15.04) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

The Natural Environment officer has no objections and therefore the proposal is compliant with policies EN14 and H9 of the Reading Borough Local Plan 2019.

Tree matters

Officers note it is a shame that the garden has been cleared from vegetation. The officer had concerns surrounding the Tree Survey and Protection Plan – questions raised with why the roots stopped along the north-westerly boundary with properties in the neighbouring Peppard Road.

Following my site visit, it was apparent that a retaining wall is constructed along the rear gardens of Peppard Road, due to the different in ground level, this is why the roots appear to just stop. The Natural Environment Officer noted this.

The Natural Environment officer noted the Tree Protection Plan had been overlaid on the existing plans. The agent was requested to submit amended plans showing the Tree Protection Plan plotted on the proposed plans. The revised Tree Survey and Protection Plan was submitted and saved on 4th September 2025.

The Natural Environment officer has no objections, subject to the Tree Protection Plan being conditioned. The proposal is compliant with policies EN14 and H9 of the Reading Borough Local Plan 2019.

Transport matters

The submitted plans indicate space for 3 vehicles, which is sufficient for a property of this size. The Transport officer has no objections; therefore the proposal is compliant with policies H9 & TR5 of the Reading Borough 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:

TL1

AP1

M3

PD1

PD2

PD5

L6

Blank (walls retained)