

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: PL/25/1021 Removal/variation of conditions

Address: 35 BROOKSBY ROAD, TILEHURST, READING, RG31 6LZ

Proposal: Proposed Single storey rear extension and first floor side extension with internal modifications and removal of chimney. Variation to condition 3 (plans) of application PL/21/0276 - Single storey rear extension corner omitted due to drain location, and extended slightly. Pitched roof instead of consented flat roof.

Applicant: Mrs S. Bento

Received date: 17/07/2025

Extended Target Decision date: 11/11/2025

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

35 Brooksby Road is a semi-detached property with a single storey side extension. To the rear is a conservatory.

The application building is not listed, nor is it located in a conservation area.

Site Visit photos

Frontage of 35 Brooksby Road (on left) and 37 Brooksby Road



Rear of 35 Brooksby Road (centre)



2. PROPOSAL AND SUPPORTING INFORMATION

Proposed Single storey rear extension and first floor side extension with internal modifications and removal of chimney. Variation to condition 3 (plans) of application PL/21/0276 - Single storey rear extension corner omitted due to drain location, and extended slightly. Pitched roof instead of consented flat roof.

The proposal is to alter previously approved plans due to conflict with a manhole cover during the commencement of construction works. A 2 phase construction approach comprises phase 1 for works to replace an existing rear conservatory that is 5m in depth with a replacement rear single storey extension and phase 2 for a first floor side extension. Works to remove the chimney and internal modifications will also be undertaken.

Phase 1

The proposed single storey rear extension is to be inset 1.4m away from the boundary with 33 Brooksby Road. A slopped roof has been amended to a hipped roof rising away from neighbouring boundaries. The depth has increased from 5.5m to 5.8m in depth, the height to the eaves is 2.5m to a ridge height of 4m and where the rear elevation is inset, the width reduces to 8.21m. 4 rooflights are proposed, with patio doors and a rear door access. An existing first floor side window is to be blocked up, a first floor flat roof section is to be continued to the side of the house. The side window in the existing rear first floor bedroom will be relocated from the side to the rear elevation to remove overlooking into the window of the first floor rear bedroom at 37 Brooksby Road. Concrete interlocking tiles to match the existing roof are proposed.

The existing chimney is to be removed. A small ground floor high level obscure glazed window is proposed on the side elevation facing 37 Brooksby Road.

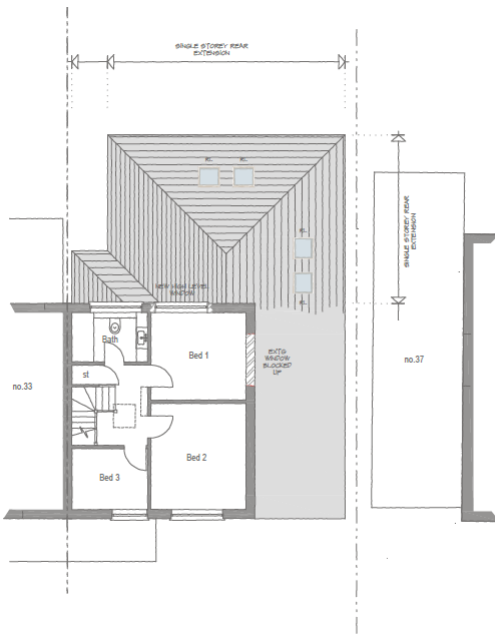
Phase 2

Phase 2 reflects development previously considered acceptable. A first floor side extension is proposed set back 0.5m from the front elevation measuring 3.115m in width, 3.81m in depth and set down from the roof ridge by 0.9m, with a hipped roof away from 37 Brooksby Road.

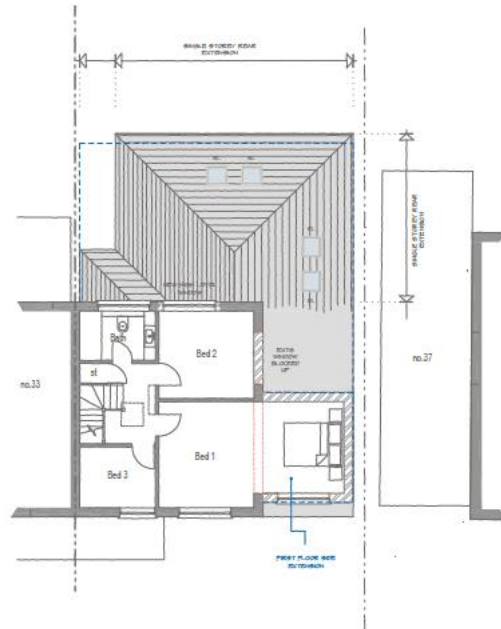
Materials are to match the existing building.

Phase 1 – single storey rear extension

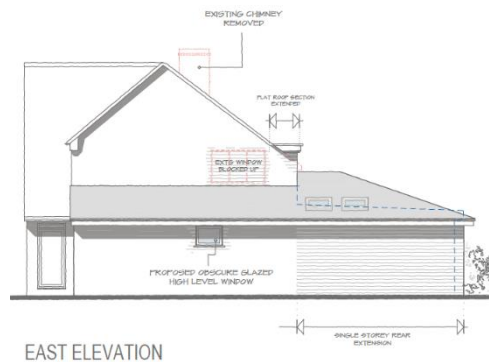
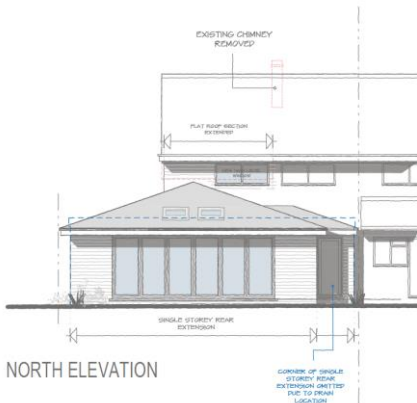
Phase 2 – first floor side extension



Proposed North (rear) elevation



Proposed east (side) elevation (phase 1)



Works to lay foundations had been commenced and halted whilst a S73 Variation application is submitted, to overcome construction and build issues.

Plans considered

ST2501/101 – Existing plans and elevations – Phase 1

Supporting S73 Application Statement, July 2025

As received 17 July 2025

ST2501/200B – Block and location plan

ST2501/203 – Proposed plans and elevations – Phase 1

ST2501/201B – Proposed plans and elevations – Phase 2

As received 15 October 2025

3. RELEVANT PLANNING HISTORY

071053 Single storey side extension. Permitted 12/11/2007

210278 Certificate of lawfulness for proposed loft conversion. Permitted 09/04/2021

210276 Proposed Single storey rear extension and first floor side extension with internal modifications and removal of chimney. Permitted 07/06/2021

4. CONSULTATIONS

A site notice was displayed in front of 35 Brooksby Road on 6 October 2025 for the required consultation period. No letters of representation have been received.

Communications with agent

The agent provided revised plans following feedback to reduce any impact on 37 Brooksby Road.

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:

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5 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. A consultation version of the draft updated version of the Local Plan was published on 6 November 2024.

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 listed above is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the advice given below and are not considered to be 'out of date'.

National Policy

National Planning Policy Framework 2024 (as amended)
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

6. APPRAISAL

H9 states: An extension to a house will be acceptable where it:

A. Respects the character of the house in terms of scale, location, materials and design:

To assess this, the following has been considered – would the proposal:

- detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; *NO The materials are proposed to match the existing property and the scale of development would not have a detrimental impact on the proportions of the original building. Due to the length of the rear garden an extension longer than 4m is considered acceptable in this instance. Development for a rear single storey element could be achieved under permitted development. The existing conservatory to be demolished measures 5m in depth. The amended plan is 0.03m longer in depth than the previous planning permission granted, in this instance is considered acceptable*
- reduce the amount of usable amenity space for the property to an unacceptable degree; *NO*
- require the loss of trees in the garden or put significant trees at risk; *NO*

B. 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; Respects neighbour's amenities and does not present a large blank façade to public areas.

To assess this, the following has been considered – would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; *NO The rear extension is not considered to significantly reduce the amount of daylight and sunlight enjoyed by 33 Brooksby Road. The proposed first floor side extension has been reduced in depth so that it does not extend across the first floor side window at 37 Brooksby Road.*
- invade the privacy of neighbouring properties through overlooking from windows or balconies; *NO Overlooking should be reduced as the first floor side window will be relocated into the rear elevation. Houses to the rear boundary at 14 and 16 Juniper Way are over 30m away from the rear elevation at 35 Brooksby Road, with established vegetation along the rear boundary.*
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; *NO*
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; *NO*

CC8: Safeguarding Amenity 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.

To assess this, the following has been considered – would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking; *NO See comments above*
- Access to sunlight and daylight; *NO See comments above*
- Visual dominance and overbearing effects of a development; *NO the proposed development is not considered to have a visually dominant or overbearing impact.*
- Noise and disturbance; *NO*
- Artificial lighting; *NO*
- Vibration; *NO*
- Dust and fumes; *NO*
- Smell; *NO*
- Crime and safety. *NO*

7. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted.

8. RECOMMENDATION

Application Permitted