

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/25/1158 Householder planning permission

Address: 38 NORTHUMBERLAND AVENUE, READING, RG2 7PW

Proposal: Demolish existing conservatory, new single storey rear extension.

Applicant: Mrs Linda Chandler

Received date: 14/08/2025

Target Decision date: 21/11/2025 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a detached property located on the western side of Northumberland Avenue, positioned at a slight angle to No. 36 Northumberland Avenue, which forms the end property in a terrace of eight dwellings. The property includes an existing rear conservatory and two side dormers. Cintra Park lies to the east of the site. The surrounding area is predominantly residential, mainly characterised by semi-detached and terraced properties.



Figures 1 & 2: View from the rear of the property (17/10/2025); Extract of the site location plan submitted

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for the demolition of the existing conservatory and its replacement with a single-storey rear extension featuring a mono-pitch roof, with an eave's height of approximately 2.5m and an overall height of around 3.8m. The proposed extension would measure approximately 3.7m in depth and 5.5m in width, incorporating an overhang to the northern side.

The scheme also includes the installation of a sliding door to the rear elevation, a single door flanked by windows on the northern elevation and three rooflights. According to the application form, all proposed materials would match those of the existing main property.

Plans considered:

- Location plan dated and received 14th August 2025.
- Existing plans dated August 2025 and received 14th August 2025.
- Existing elevations dated August 2025 and received 14th August 2025.
- Proposed Block Plan dated 13th August 2025 and received 4th November 2025.
- Proposed Elevations, dated August 2025, received 14th November 2025.
- Proposed Plans dated March 2025 and received 14th November 2025.



Figures 3 & 4: Existing and proposed plans

Planning History:

PL/01/1355 - Conversion of existing garage into a disabled bathroom. Approved 05/10/2001.

3. CONSULTATIONS

A site notice was displayed on 17th October 2025 in front of the application site. The 21-day consultation period ended on 6th November 2025. No letters of representation have been received.



Fig 3: Site Notice Photo

Discussion with agent:

The property contains two existing side dormers on the main roof. There is no planning history for these dormers, and it has not been confirmed whether they fall within permitted development limits. Following

discussions with the agent, a note stating “*Two existing side dormers are not part of this application PL/25/1158*” was annotated on the proposed plans to avoid inadvertently approving the dormers by default should permission be granted.

The applicant is advised to regularise the erection of these dormers, and an informative will be included in the decision notice.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age and disability. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development. The proposal is specifically to address the needs of a disabled person.

4. 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

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. A submission draft 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 remain 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'.

5. 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 proposed single-storey rear extension is considered to be in keeping with the existing property in terms of size, scale, and materials, as it would replace the existing conservatory with a slightly larger structure finished in matching materials. In addition, the extension would be positioned entirely to the rear of the property and would not be visible from the street. Therefore, the proposal is considered to respect the character and appearance of the existing property and neighbouring dwellings, would have no impact on the street scene. Therefore, comply with Policies CC7 and H9 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 is not compromised. Policy CC8 states that 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.

There are no identified risks of overbearing impact, given the modest scale and single-storey nature of the proposal.

Although the scheme includes two side windows facing No. 36, it is considered that these would not result in significant privacy concerns as they are at ground-floor level and screened by an existing timber fence, and the proposal replaces a conservatory which had a similar arrangement of windows/ doors to the side. A condition would be imposed to prevent the insertion of additional openings in the northern elevation without the permission of the Local Planning Authority.

The application site is set at an angle to No. 36, which contains one side window and a rear door serving a habitable room close to the proposed extension. These openings are not considered to experience a significant loss of light, as the extension would remain beyond the recommended 60-degree line drawn from these windows, in accordance with the Design Guide for House Extensions (2021).

Upon completion, the private outdoor space would not be significantly affected, as the extension largely replaces the existing conservatory. Furthermore, the site benefits from a spacious rear garden capable of providing adequate private outdoor amenity. The proposal is therefore considered to comply with Policies CC8, H9, and H10 of the Reading Borough Local Plan (2019).

6. 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.

7. RECOMMENDATION

Approve with conditions

Recommended Conditions:

Standard time limit
Materials (To Match)
Approved plans
No new openings