

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/25/0784 Householder planning permission

Address: 45 FOXHAYS ROAD, READING, RG2 8ND

Proposal: Two storey side and rear, single storey front and rear extensions following the demolition of a single storey side extension.

Applicant: Mr X Rexha

Received (Valid) date: 25/09/2025

Target Decision date: 05/12/2025 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two storey end-terraced property within a short terrace of four dwellings. It features a spacious driveway set back from Foxhays Road. There is an existing attached single storey side extension on the northwest elevation. The property sits at an angle to 47 Foxhays Road, appearing narrower at the front and wider towards the rear. The surrounding area is predominantly residential.



Fig 1: View from front of 45 Foxhays Road, taken 21/10/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The amended proposal seeks planning permission for the erection of a part two storey side extension, a part single storey rear extension, and a single storey front extension.

The proposed single storey front extension would project by approximately 1m and span almost the entire width of the front elevation, featuring a hipped roof. The eaves height and overall height would be approximately 2.1m and 3m, respectively. The extension would include one door and one window on the front elevation, designed to reflect the existing arrangement and proportions.

The part two storey side extension and part single storey rear extension would form a connected addition wrapping around the main property. The proposed two storey side element would be set back from the existing front elevation and set down from the main ridgeline. It would extend beyond the existing rear building line by approximately 4m and incorporate a cross-hipped roof, higher at the front and lower towards the rear. With regard to the proposed single storey rear element would project by 4m and feature a flat roof. Fenestration would include two vertically aligned windows on the front and rear elevations of

the proposed two storey side element, as well as a side door and two small side windows at ground floor level. The proposal would also include a large rear door within the proposed single storey rear element.

In addition, the northeast wall of the side extension would accommodate one rendered Schwegler lightweight swift box, built into the rendered wall approximately 4m above ground level, with the entrance hole left clear of render. The northwest wall would incorporate one habitat bat box, built into the rendered wall at a minimum height of 3.5m, with the entrance slot left clear of render. Both units would be integral, with no access to the cavity or roof.

According to the application form, all proposed materials would match those of the existing dwelling.

Plans/documents considered:

- Tree Survey and Arboricultural Impact Assessment, prepared by GHA trees arboricultural consultancy, ref: GHA/DS/160225:25, dated and received 24/09/2025.
- Tree Constraints Plan, dated 07/2025, received 10/09/2025.
- Arboricultural Impact Assessment drawing, dated 07/2025, received 10/09/2025.
- Drawing No. 05625-01 – Existing Ground Floor, First Floor and Roof Plans, dated 04/2025, received 27/05/2025.
- Drawing No. 05625-02 – Existing Elevations, dated 04/2025, received 27/05/2025.

The following revised plans received on 24/10/2025:

- Drawing No. 05625-03A – Proposed Ground Floor, First Floor and Roof Plans
- Drawing No. 05625-04A – Proposed Elevations
- Drawing No. 05625-05A – Location and Block Plan
- Tree Protection Plan (revised Tree Constraints Plan)



Figures 2 - 5: Existing and proposed plans

3. PLANNING HISTORY

None.

4. CONSULTATIONS

- RBC Ecology Consultations – No objection, subject to condition.

The application site is an end of terrace house with adjoining single storey structure in Whitley, south Reading. The plans include two storey side and rear extensions following removal of the single storey extension.

Considering the location of the house, and the relatively good condition of the roof and the house (as per google Streetview), it is considered unlikely that roosting bats will be affected by the proposals.

However, in accordance with paragraph 193 of the NPPF (2024), which states that “opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity” a condition should be set to ensure that enhancements for wildlife are provided within the new development.

Planning officer's note: Following communications with the agent and the submission of revised plans incorporating one bat box and one swift box, the Ecology Officer has confirmed that the proposal is acceptable and that a condition would be required to secure the installation of these boxes.

- RBC Transport Development Control – No objection.

The proposed side extension will result in the loss of access to the detached garage; however, a revised parking layout has been provided for 2 on-site parking spaces, which is deemed acceptable. No changes to the existing shared vehicle access are proposed.

There are no Transport objections to this application.

Vehicle parking (As Specified)

Highways

Do not damage the verge

Planning Officer's note: The revised plans relocate two on-site parking spaces within the existing driveway, and the Transport Officer has confirmed that this arrangement is acceptable too.

- RBC Planning Natural Environment – No objection, subject to conditions. The following is a summary, as the comments are lengthy:

The submitted Arboricultural Impact Assessment (AIA) identifies the removal of one tree (T5), which is a Category C specimen, due to its location within the footprint of the proposed extensions. While this is acceptable in principle, no mitigation has been proposed. To avoid a net loss in tree numbers, replacement planting will be required.

The AIA also refers to the removal of a small number of Category C shrubs; however, these are not clearly annotated on the submitted drawings, making it difficult to assess the extent of loss. Furthermore, no Tree Protection Plan has been provided, which is necessary to safeguard retained trees on and off the site. The example fencing shown in the appendix is insufficient.

The proposed parking arrangements, as indicated on the block plan, will affect the frontage landscaping, but the extent of hard surfacing required is unclear. Similarly, no details have been provided for the rear garden landscaping, and the potential reduction in soft landscaping should be mitigated. A landscape principles plan should therefore be secured to demonstrate the proposed surfacing, shrub removals, and replacement planting.

In summary, a TPP and a landscape principles plan will be required by condition to ensure adequate tree protection and mitigation for the loss of vegetation.

Planning officer's note: Following the submission of the revised Tree Protection Plan (TPP), the Natural Environment Officer has confirmed that the proposal is acceptable in principle, subject to a pre-commencement condition and a compliance condition to secure soft landscaping details and the installation of tree protection measures.

- A site notice was displayed near the application site. The 21-day consultation period was from 21 October 2025 to 11 November 2025. No letters of representation have been received.

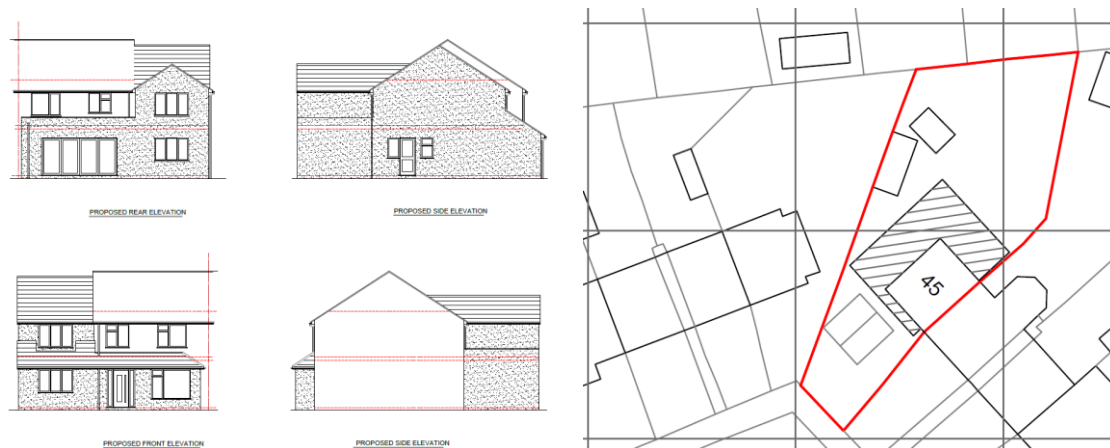


Fig 6: Site notice photo

Discussion with the agent:

The original proposal (see Figs 7 and 8 below) was considered excessive in scale, appearing out of proportion with the host property and detracting from both the dwelling and the street scene. It was also considered likely to create an overbearing impact, given the close proximity to 47 Foxhays Road and the angled relationship between the properties, which are narrower at the front. In addition, the submitted tree survey and AIA were insufficient to address concerns regarding trees. Consequently, the original proposal did not comply with Policies CC7, CC8, H9, and EN14 of the Reading Borough Local Plan (2019).

Following discussions with the agent, revised plans were submitted to mitigate the identified impacts. The revised proposal is, therefore, considered a significant improvement over the original submission. For further details regarding the assessment, please refer to the appraisal section below.



Figures 7 & 8: Original proposed elevations (drawing no. 05625-04), block plan (drawing No. 05625-05)

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 (NPPF)

National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

TR5: Car and Cycle Parking and Electric Vehicle Charging

EN12: Biodiversity and The Green Network

EN14: Trees, Hedges and Woodland

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 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'.

Equality:

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.

6. APPRAISAL

Character and Appearance

Policies CC7 and H9 state that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. They should respect the character and appearance of the house in terms of scale, location, materials, and design; respect the character and pattern of neighbouring properties and the appearance of the street as a whole in terms of scale, location, materials, and design, the arrangement of doors, windows, and other principal architectural features, and any important existing building line.

The proposed development is considered acceptable in terms of character and appearance. The proposed part two storey side extension would be set back from the principal elevation and set down from the main ridgeline, incorporating a lower rear roof design. Therefore, the proposed side extension is considered to remain subservient to the host property.

The proposed two storey side extension and single storey rear extension would form a connected addition wrapping around the main dwelling. The overall depth beyond the rear building line, approximately 4m, complies with the guidance set out in the Design Guide to House Extensions 2021 and is considered proportionate to the host property.

The proposed front extension would be single storey, projecting by approximately 1m and featuring a hipped roof. Given its modest scale, it is considered that the extension would not detract from the character of the host dwelling.

The arrangement and size of all proposed windows and doors are considered to respect the existing property. In addition, the application form confirms that all proposed materials would match those of the existing dwelling, ensuring visual continuity.

Similar extensions, including part two storey and part single storey side and rear additions, as well as single storey front extensions, are present within the local area, reinforcing the acceptability of the proposal within its context.

Overall, the proposed development is considered proportionate to the host property and would not harm the character of the dwelling, neighbouring properties, or the wider street scene.

Residential Amenity

Policies CC8, H9 and H10 state that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential

properties in terms of privacy, overlooking, access to sunlight and daylight, visual dominant and overbearing effects of the development. Additionally, dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space.

There are no identified risks of overbearing or loss of light to either 47 Foxhays Road or 43 Foxhays Road, given that all proposed developments would maintain an appropriate distance from the neighbouring properties. Although there are side windows at ground-floor level, they would face the existing garage and be approximately 4m away from the shared boundary with No. 47, therefore, they are not considered to raise any privacy concerns. As the proposed single storey rear extension would feature a flat roof a condition restricting the use of the flat roof would be included as a precautionary measure to protect the privacy of No. 43. Additionally, the private outdoor space is considered sufficient upon completion of the proposal.

Therefore, the proposal is considered to comply with Policies CC8, H9 and H10 of the Reading Borough Local Plan 2019.

Trees

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

There are five trees within the curtilage of the application site, of which T5, a Rowan, would be impacted by the proposed development and therefore removed to facilitate the proposal. A new Silver Birch with a girth of 12–14 cm would be planted in the rear garden to mitigate the loss of T5. All other trees, whose root protection areas are outside the proposed development footprint, would be safeguarded by protective fencing. A condition would be included to secure the installation of tree protection fencing to ensure all existing trees are protected throughout the construction period.

In addition, the soft landscaping details provided are insufficient at this stage to fully understand any changes to the existing landscaping. Therefore, a pre-commencement condition would be required to ensure that the soft landscaping details are agreed and do not detract from the character of the street scene.

As such, the proposal is considered acceptable in principle, subject to conditions.

Ecology

Policy EN12 requires that on all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Paragraph 193 of NPPF (2024) also states that opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity.

The proposal is considered acceptable in terms of providing a net gain for biodiversity, as the revised plans include an integral swift box and an integral bat box, as suggested, on the side wall of the proposed two storey side extension. A condition would be included to secure the installation of these two boxes. The proposal complies with Policy EN12 of the Reading Borough Local Plan 2019 and Paragraph 193 of the NPPF 2024.

Transport

Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

Although the proposed side extension would result in the loss of access to the existing detached garage, two on-site parking spaces have been provided, and the Transport Team has confirmed that this arrangement is acceptable. The proposal would not involve alterations to the existing vehicle access. Therefore, the proposal is considered to comply with Policy 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

Approve with Conditions

Recommended Conditions:

Time Limit
Materials (To Match)
Approved Plans
Use of Roof Restricted
Installation of one Bat Box and one Swift Box
Landscaping Small Scale (To Be Approved)
Arboricultural Method Statement (As Specified)
No New Opening

Informatives

Terms
Building control
Complaints
Encroachment
Highways
Proactive and positive