

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/25/1441 Householder planning permission

Address: 12 TREDEGAR ROAD, EMMER GREEN, READING, RG4 8QF

Proposal: Single storey rear extension

Applicant: Mr and Mrs Mackenzie

Received date: 08/10/2025

Target Decision date: 05/12/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a two-storey detached property located on the northern side of Tredegar Road at its junction with Cherwell Road, in Emmer Green. The property is constructed from brick with a tiled pitched roof. The property benefits from a private frontage and has off-street parking for 2 vehicles. A large garden wraps around the property to the rear and side. The property is largely original with the exception of a small single storey rear extension off the lounge/dining room. Neighbouring properties have been subject to refurbishments and extensions of similar scale and design. Mature shrubs with height (not trees) are located on the other side of the fence along the boundary with property no.10 Tredegar Road.

Site visit date: 21st October 2025



Looking towards existing northerly elevation.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a single storey rear extension which will extend across the width of the existing rear elevation. The extension will have a maximum projection of 3.5m with an eave's

height of 2.5m and a flat roof height of circa 3.5m. The extension will be constructed from brick with a part pitched tiled roof and an area of flat roof with large rooflight. The northerly elevation will include full height glazed panels and the westerly elevation will have Bi-Fold doors leading into the garden. The proposal also includes a new opening to form a ground floor window along the westerly elevation.

Plans and documents considered:

Drawing no: PP-14242398v1-Location Plan, dated Oct 25

Drawing no: SU.001 rev P1-Existing Block, Site, Ground Floor and Roof Plans, dated Aug 25

Drawing no: SU.002 rev P1-Existing Elevations, dated Aug 25

Drawing no: PL.001 rev P1-Proposed Site and Block and Demolition Plans, dated Aug 25

Drawing no: PL.002 rev P1-Proposed Ground Floor and Roof Plans, dated Aug 25

Drawing no: PL.003 rev P1-Proposed Elevations, dated Aug 25

Received by the LPA on 8th October 2025



Location Plan



Proposed Extension Rear Elevation



Proposed Westerly (side) Elevation



Proposed Easterly (side) Elevation

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal

No internal consultation required for this application.

External

A site notice was attached to an adjacent lamp column on 21st October 2025 and left in place for a minimum of for 3 weeks for the duration of public consultation period.

No letter of representation has 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 because 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)

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 proposed development will be constructed from materials to match the host building, in as much as bricks, roofing tiles and sections of flat roof. The extension by virtue of it being site to the rear of the property is not considered to be harmful to the host property and neighbouring properties in terms of character and appearance. The proposal is considered subservient to the host property.

In terms of character and appearance the proposal is considered acceptable and therefore compliant 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 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 proposed development is to be set off the boundary with neighbouring property at no.10 by 1.2m and away from the rear elevation of the neighbouring property by circa 2.8m. The ground level of the host property and neighbouring property is the same. No new opening windows or doors are to be placed in the easterly elevation causing overlooking or loss of privacy. The proposed extension has a ridge height of 3.5m, whilst the existing single storey part extension has a ridge height of 3.2m. By virtue of the proposed design of the single storey extension with the part flat, part sloping roof is not considered to cause harm in terms of daylight.

It should be noted that an extension of this size or larger for this type of property could be achieved under Permitted Development and without the requirement of the Local Planning Authority.

In terms of planning, the proposed single storey rear extension is not considered to be harmful to residential amenity.

The proposed development is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M1
PD2
PD5