

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/1479 Householder planning permission

Address: 18 BROOKLYN DRIVE, EMMER GREEN, READING, RG4 8SS

Proposal: Single-storey rear extension

Applicant: Mr and Mrs Zacharias

Received date: 16/10/2025

Target Decision date: 11/12/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey detached dwelling on Brooklyn Drive in Emmer Green. The dwelling has an existing two-storey side extension and a single-storey rear extension. The existing single-storey kitchen and dining room extend approximately 4.9 m from the main dwelling, with a width of 6.6 m. The property benefits from a generous rear garden. The surrounding area is predominantly residential.



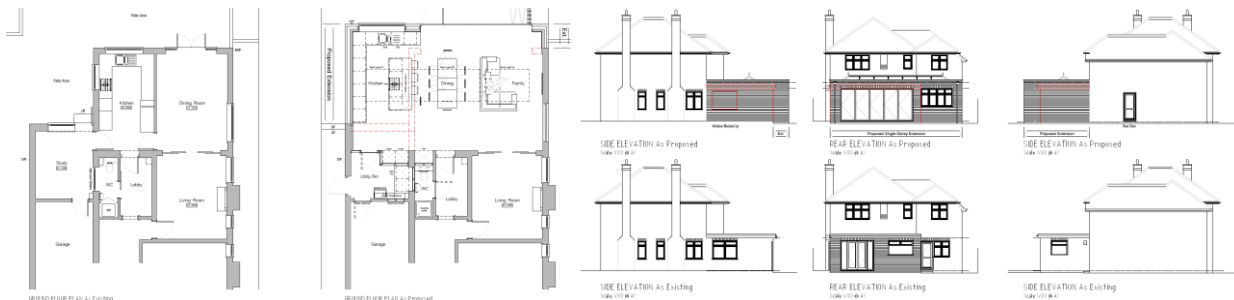
Fig 1: View from front of 18 Brooklyn Drive, taken 14/11/2025

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single-storey rear extension with a depth of approximately 6 m, spanning the entire rear wall of the main property. It is about 1.13 m deeper than the existing single-storey rear extension. Part of the existing wall of the rear extension would be retained, with associated alterations including the removal of an internal wall. The proposed development includes the installation of bifold doors and one window on the rear elevation, the removal of windows on both sides at the ground-floor level, and the addition of a roof lantern to the ground-floor roof. As per the application form, all proposed bricks and windows would match those of the existing.

Plans considered:

- Drawing No. 2025/2030 – Existing and Proposed Plans and Elevations
- Drawing No. 2025/2031 – Existing and Proposed Block Plan
Received 16 October 2025.



Figures 2 - 3: Existing and proposed plans and elevations

3. PLAN HISTORIES

PL/00/0775 - Two storey side extension. - Application Permitted (23/05/2000)

PL/21/1459 - Single storey rear extension. - Application Permitted (21/10/2021)

4. CONSULTATIONS

A site notice was displayed near the application site. The 21-day consultation period was from 14 November 2025 to 5 December 2025. No letters of representation have been received.



Fig 4: Site notice photo

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

Supplementary Planning Document

Design Guide to House Extensions Supplementary Planning Document (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

Policy CC7 requires 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. While Policy H9 requires that an extension to a house will 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 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.

Although the proposed single-storey rear extension would measure 6m in depth, it is considered acceptable as the site is capable of accommodating this scale of development, and all proposed bricks and windows would match the existing materials. Furthermore, the proposed development is

approximately 1.13 m deeper than the existing single-storey rear extension, which is not considered a significant change in terms of depth. In addition, the proposal would not be visible from the street. Therefore, it is not considered to detract from the main dwelling or surrounding properties in terms of character and appearance, and it would have no impact on the streetscene. The proposal complies with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

Residential Amenity

Policies CC8 and CC9 require that the 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 dominance and overbearing effects of a development. Policy H10 also requires that dwellings will be provided with functional private or communal open space.

The proposed development is for a single-storey rear extension and would not involve any side window installation; as such, there are no identified risks in terms of privacy or overlooking. Conditions would be imposed to prevent the installation of any openings on the side elevations without prior consent from the LPA and to ensure that the flat roof is used solely as a roof.

Given that the property is detached and single-storey, the proposed rear extension would project approximately 3m beyond the rear building line of No.16a and around 1.5m beyond that of No.20. As such, there are no identified risks of an overbearing impact or loss of light to neighbouring properties. It is considered that the application site would retain sufficient private amenity space upon completion of the proposed development.

Therefore, the proposal is considered to comply with Policies CC8, H9, and H10 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:

1. Time Limit
2. Materials (To Match)
3. Approved Plans
4. Use of Roof Restricted
5. No New Openings