

**Planning Statement on behalf of
Royle Berkshire Developments Ltd**

78, Basingstoke Road

Reading RG2 0EL

Project Ref 9310-24

Date. Dec 25

Site: 78 Basingstoke Road, Reading, RG2 0EL

Proposal: Ground floor rear extension

1. Introduction

This statement supports a full planning application for a ground floor rear extension at 78 Basingstoke Road, Reading, RG2 0EL.

The property is an established 9-bedroom sui generis House in Multiple Occupation (HMO) that has operated in this form for over ten years. The proposal seeks to modestly increase ground floor floorspace in order to improve kitchen / living accommodation for existing residents. No change is proposed to the lawful use, the number of rooms or the overall occupancy of the property.

Key site and floorspace figures are:

- Site area: 165.64 m²
- Existing Gross Internal Area (GIA): 213.90 m²
- Existing building footprint: 76.00 m²
- Proposed GIA: 220.46 m²
- Proposed total footprint: 89.87 m²
- Proposed new ground floor extension only: 6.56 m²

The extension therefore represents a very small increase in floorspace relative to the existing building and site.

The proposal is shown on the submitted drawings prepared by The Keen Partnership, including the Existing and Proposed Block Plan (Drg. 9310-101), Proposed Floor Plans (Drg. 9310-109) and Proposed Elevations (Drg. 9310-112).

2. Site and Surroundings

78 Basingstoke Road is a mid-terrace Victorian property on the western side of Basingstoke Road, a main approach route into Reading town centre. The locality is predominantly residential with a mix of family housing and HMOs, and some commercial uses along the main road.

To the rear, the property benefits from a long garden backing onto a rear access lane, in common with neighbouring plots. Rear projections and single-storey additions are a characteristic feature of the terrace.

The site is close to, but outside, the group of Grade II listed buildings at 64–70 Basingstoke Road, and is not within a conservation area.

3. Planning History and Appeal

In 2024, planning application **ref. 240765** sought permission for a combined scheme comprising:

- Roof enlargement and three rear dormers;
- Single-storey rear and side/rear extensions; and
- A rear garden outbuilding.

The application was refused on 24 October 2024 for two reasons:

1. That the overall combination of extensions, roof enlargements and the outbuilding would result in an excessive increase in built form to the rear of the property and fail to respect the design and character of the dwelling and plot, contrary to Policy CC7 of the Reading Borough Local Plan.
2. That the rear/side infill extension constructed on the boundary with 80 Basingstoke Road would create an overbearing and enclosing impact on that neighbour's outlook, contrary to Policy CC8.

The decision was appealed and considered by the Planning Inspectorate under ref. APP/E0345/W/25/3359426, with the appeal dismissed on 17 September 2025.

In the appeal decision the Inspector assessed the elements separately and concluded that:

- The single-storey rear extensions and the outbuilding would not cause material harm to the character and appearance of the appeal building or the wider area; and
- The harm to neighbour amenity arose specifically from the side/rear infill extension built hard on the boundary with No. 80, which would create a significantly more enclosing outlook, contrary to Policy CC8.

The appeal was therefore dismissed because of the roof enlargement / three dormers and the boundary-hugging infill extension, rather than the principle of modest single-storey rear additions in themselves.

The present proposal responds directly to that decision by bringing forward only a very small rear extension, and crucially no infill extension on the boundary with No. 80.

4. Proposed Development

The application proposes a single-storey rear extension of 6.56 m² GIA to the existing ground floor, as shown on Drawing 9310-109 “Proposed Floor Plans” and 9310-112 “Proposed Elevations”.

In summary:

- The extension projects a modest distance from the rear elevation;
- It is contained within the width of the existing rear projection and is not built hard up to the boundary with No. 80, thereby maintaining the visual gap identified as important in the previous decision;
- It remains single storey, clearly below first-floor window level;
- External materials will match or complement the existing building.

Internally, the additional floorspace will allow an improved kitchen / amenity area to serve the existing HMO, thereby enhancing the standard of accommodation without intensifying the use.

No changes are proposed to the front elevation or to the main roof.

5. Planning Policy Context

The principal policies of the Reading Borough Local Plan (2019) relevant to this proposal are:

- Policy CC7 – Design and the Public Realm
- Policy CC8 – Safeguarding Amenity
- Policy EN1 – Protection and Enhancement of the Historic Environment

National planning policy is set out in the National Planning Policy Framework (NPPF), in particular Chapter 12 – Achieving well-designed places, and the heritage provisions relating to the setting of listed buildings.

6. Planning Assessment

6.1 Design, Character and Appearance – Policy CC7

Policy CC7 requires development to be of high quality and to respond positively to its context, respecting the character and appearance of the host building and its surroundings.

The extension is very modest in scale at 6.56 m², representing only a small increase in footprint relative to the 76.00 m² existing footprint and the overall site area of 165.64 m². It is subordinate in height and mass to the main dwelling and reads as a typical small rear addition consistent with other single-storey projections found along the terrace.

Unlike the earlier refused scheme, there is now:

- No cumulative roof enlargement or multiple dormers forming part of this application; and
- No extensive side/rear infill extension running along the boundary with No. 80.

The Inspector has already confirmed that single-storey rear extensions of this type at No. 78, in combination with the outbuilding, would not cause material harm to the character and appearance of the area. The present, much smaller extension is clearly within that envelope of acceptability.

Accordingly, the proposal complies with Policy CC7 and the design aims of Chapter 12 of the NPPF.

6.2 Residential Amenity – Policy CC8

Policy CC8 seeks to ensure that development does not cause unacceptable harm to the living conditions of existing or future occupiers in terms of outlook, privacy, daylight and noise.

The Inspector's previous concern related specifically to the boundary-hugging infill extension beside No. 80, which was found to create an overly enclosing relationship with windows in that property. That element has been removed from the present proposal.

The new extension:

- Is of limited depth and single-storey height;
- Is set away from the boundary with No. 80, preserving the characteristic gap between buildings and avoiding a tunnelled or overbearing effect;
- Does not introduce any new side-facing windows; and
- Has no impact on the relationship with No. 76 beyond that already found acceptable in the earlier assessment.

Given its modest scale, location and design, the extension will not result in any material loss of light, outlook or privacy for neighbouring occupiers. It improves internal amenity for existing residents without increasing the intensity of the HMO use.

The proposal therefore complies with Policy CC8.

6.3 Heritage – Policy EN1

Policy EN1 requires development to preserve or enhance the significance of heritage assets and their setting.

The site lies near the Grade II listed terrace at 64–70 Basingstoke Road. The proposed extension is to the rear of No. 78, is of very modest single-storey scale and is not visible in key public views of the listed buildings. Its form and materials are typical of domestic rear additions and do not compete with or detract from the significance of the heritage assets.

The earlier officer report and appeal decision concluded that small-scale development of this nature in the rear gardens along this part of Basingstoke Road would not harm the setting of the listed terrace. The current proposal is fully consistent with that conclusion and therefore complies with Policy EN1 and relevant sections of the NPPF.

7. Conclusion

This application proposes a small ground floor rear extension of 6.56 m² to an established HMO, with the sole purpose of improving the quality of internal accommodation. It has been carefully designed in direct response to the refusal of application 240765 and the subsequent appeal decision APP/E0345/W/25/3359426, by:

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- Removing the previously contentious elements (roof enlargement, multiple dormers and the boundary infill extension next to No. 80); and
- Retaining only a modest, well-proportioned rear extension that the Inspector has already indicated would not harm the character of the building or the area.

The proposal:

- Respects the character and appearance of the host property and surrounding terrace (Policy CC7);
- Safeguards the amenity of neighbouring occupiers (Policy CC8); and
- Preserves the setting of nearby listed buildings (Policy EN1).

In light of the above, and the supportive findings within the earlier appeal decision, it is considered that the development accords with the Reading Borough Local Plan (2019) and the NPPF.

Planning permission is therefore respectfully requested.