

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/25/1448 Householder planning permission

Address: 23 LESFORD ROAD, READING, RG1 6DX

Proposal: Single storey rear extension

Applicant: Mr Rusu Ninel Niculaie

Received date: 09/10/2025

Target Decision date: Originally 04/12/2025; EOT agreed until 16/12/2025

Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site relates to a two storey terraced property located on the south site of Lesford Road. The application site has land level changes and slopes to the rear boundary. The existing site has an existing rear projection this does not benefit from planning permission

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for a single storey rear extension with a flat roof and two roof window. The proposal would extend approx. 4m from the original rear wall and is stepped in by 1m from the eastern shared boundary.

The proposal would result in the removal of the existing rear projection.

Submitted plans:

Proposed ground floor plans 9391-108 Rev B received 11 December 2025 (amended)

Proposed elevations 9391-111 Rev B received 11 December 2025 (amended)

Existing Block & Proposed Block Plan REV A received 16/12/2025 (amended)

Planning history:

No Relevant planning history

3. CONSULTATIONS

A site notices was displayed on the site on the 7/11/2025 and no comments were received.

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 2024

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions SPG 2021

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 as a result of the development.

4. 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 acceptable in terms of its overall size, scale, and design. The extension would project a modest but proportionate depth from the rear elevation of the host dwelling without resulting in a cramped appearance. Flat roof extensions generally fail to enhance the appearance of a dwelling; however, it would not be readily visible from the public domain and would remain subordinate to the existing dwelling, helping to minimise its visual impact. The materials would match the host property which would assist in integration. No significant design concerns are considered to arise.

As such, the development is considered acceptable, in compliance with Policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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 properties potentially most impact are No's 25 and 21 Lesford Road located to the north east and south west of the site respectively.

Regarding No 21, the extension as originally proposed was considered to result in an overbearing impact due to its depth immediately adjacent the common boundary, exacerbated by the change in site levels. Revised plans were received siting the extension 1m away from the boundary, which is appropriate and minimises the impact, along with the flat roof. No windows are proposed on the side elevation and as such there would be no loss of privacy. Further to revised plans, no significant overbearing effects are considered to arise.

Regarding No 25, this property has the benefit of a single storey rear extension which itself would minimise the impact. The proposed extension would project past this, but not significantly and would not breach the 60 degree visibility splay. No windows are proposed on the side elevation and as such there would be no loss of privacy. No significant overbearing effects are considered to arise.



Owing to the flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

5. 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.

6. RECOMMENDATION

Recommended Conditions:

Time Limit

Materials

Approved Plans

Flat Roof Restriction