

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

78, Basingstoke Road

Reading RG2 0EL

Project Ref 9310-25

Date. Dec 25

Site: 78 Basingstoke Road, Reading, RG2 0EL

Proposal: Extension of existing rear dormer (two alternative design options).

1. Introduction

This statement supports a full planning application for the extension of the existing rear dormer at 78 Basingstoke Road, Reading, RG2 0EL.

The property is an established 9-bedroom (9-room) sui generis House in Multiple Occupation (HMO) which has operated in this form for over ten years. No change is proposed to the lawful use, the number of bedrooms or the overall occupancy of the property.

The proposed extension of the existing dormer serves **Room 8** at second-floor level. It will significantly improve the quality of accommodation for the occupier by providing full head height across the majority of the room, whereas at present only around half of the floorspace offers usable standing height.

Key site and floorspace figures:

- Site area: 165.64 m²
- Existing Gross Internal Area (GIA): 213.90 m²
- Existing building footprint: 76.00 m²

The proposal is a roof-level alteration only:

- Proposed GIA: no material change (reconfiguration of existing roofspace)
- Proposed footprint: 76.00 m² (unchanged – dormer at roof level only)

The works simply improve headroom and natural light to existing upper-floor accommodation and do not extend the building footprint.

2. Site and Surroundings

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

To the rear, the terrace has long gardens backing onto a rear access lane. Rear projections, modest extensions and outbuildings are common features. There is already an existing small rear dormer within the main rear roof slope of No. 78.

The site lies 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, application 240765 sought permission for a combined scheme comprising:

- A significant roof enlargement with three rear dormers (including dormers on the rear projection and a linking enlargement);
- Single-storey rear and side/rear extensions; and
- A rear garden outbuilding.

The application was refused on 24 October 2024 on two grounds:

1. That the overall combination of extensions, roof enlargements and the outbuilding would result in an excessive increase in built form to the rear, failing 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 on the boundary with 80 Basingstoke Road would be overbearing and enclosing, harming that neighbour's outlook, contrary to Policy CC8.

Delegated Officer Report

The decision was appealed under ref. APP/E0345/W/25/3359426 and the appeal was dismissed on 17 September 2025.

In the appeal decision, the Inspector:

- Considered 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 building or the wider area;
- Found that the harm to character and appearance arose from the cumulative roof enlargement and three dormers, which together appeared overly bulky, visually jarring and at odds with the prevailing roofscape;
- Confirmed that amenity harm was caused by the boundary-hugging infill extension alongside No. 80, not by roof-level alterations as such.

The present application directly responds to that decision by:

- Removing any roof enlargement and multiple dormers; and

- Proposing only a modest extension of the existing rear dormer within the main roof slope.
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4. Proposed Development

The proposal is shown on the updated Proposed Roof Plan and Proposed Elevations prepared by The Keen Partnership (showing “extension of existing dormer”).

In summary:

- The existing rear dormer on the main rear roof slope is extended modestly, increasing its width to provide improved headroom and natural light to the existing top-floor room;
- The dormer retains a pitched-roof form, with the same general roof profile as the existing dormer;
- The enlarged dormer remains set down from the main ridge and in from both eaves and party walls, leaving a clear margin of original roof visible around it so that the main roof form remains legible;
- External materials (including cladding to the dormer face and appropriate roof/cheek materials) are specified to match or complement the existing dormer and host building, so the enlarged dormer reads as a single coherent and subordinate feature.

No dormer is proposed on the rear projection and there is no new “link” enlargement between roof slopes. The simple original roof form of the terrace remains apparent, with the dormer clearly secondary within it.

Internally, the extension increases usable headroom and improves the quality of the existing top-floor accommodation; it does not create an additional storey or any additional bedroom.

5. Planning Policy Context

The key policies of the Reading Borough Local Plan (2019) are:

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

Relevant national policy is contained in the National Planning Policy Framework (NPPF), particularly Chapter 12 – Achieving well-designed places and the policies for conserving and enhancing the historic environment.

6. Planning Assessment

6.1 Design, Character and Appearance – Policy CC7

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

The Inspector's previous concerns were directed at the cumulative impact of a large roof enlargement with three dormers, including on the rear projection, which together created an overly bulky and incongruous addition.

The current proposal is fundamentally different:

- It retains the existing single dormer and simply extends it modestly within the same main roof plane;
- The extended dormer remains clearly subservient to the main roof, sitting well below the ridge and in from the sides;
- The design and materials follow the existing dormer so it reads as one simple, unified dormer rather than a complex roof structure;
- No works are proposed to the rear projection roof and no additional roof volume is created outside the main rear slope.

In rear garden and rear-lane views, the dormer will appear as a typical small-scale roof alteration, significantly less visually intrusive than the previously refused three-dormer scheme. The original roof form of the terrace remains evident and the proposal sits comfortably within the established character of the area.

Accordingly, the development complies with Policy CC7 and the NPPF's guidance on context-sensitive design.

6.2 Residential Amenity – Policy CC8

Policy CC8 seeks to safeguard the amenity of existing and future occupiers, including in terms of outlook, privacy, daylight and noise.

The extended dormer:

- Is confined to the rear roof slope and does not project beyond the existing rear wall;
- Does not introduce any new or unusual angles of overlooking beyond those already available from existing upper-floor windows;
- Adds only a small amount of additional volume at roof level, with no perceptible change in outlook or sense of enclosure for neighbouring properties;
- Has no material effect on daylight or sunlight to neighbouring windows.

The Inspector's earlier amenity concerns related to the ground-floor infill extension on the boundary with No. 80, which is not part of this proposal.

The modest extension of the existing dormer therefore safeguards neighbouring living conditions and complies with Policy CC8.

6.3 Heritage – Policy EN1

The site lies close to the Grade II-listed terrace at 64–70 Basingstoke Road, but the dormer extension is located on the rear roof slope of No. 78 and is not visible in key public views by which the special interest of the listed buildings is appreciated.

Given the limited scale of the alteration, its rearward position and the fact that it simply enlarges an existing dormer, the impact on the setting and significance of the listed buildings is neutral. The proposal therefore complies with Policy EN1 and relevant NPPF heritage policies.

7. Conclusion

This application proposes a small extension of the existing rear dormer at 78 Basingstoke Road. It has been carefully designed in direct response to the refusal of application 240765 and the dismissal of appeal APP/E0345/W/25/3359426, by:

- Removing the previously proposed roof enlargement and three-dormer arrangement; and
- Limiting the works to a modest enlargement of the existing single dormer within the main rear roof slope.

The proposal:

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

Accordingly, it is considered that the development accords with the Reading Borough Local Plan (2019) and the NPPF, and that planning permission should be granted.

Planning permission is respectfully requested.