

Ward: Kentwood

Address: 1 SWANSEA TERRACE, TILEHURST, READING, RG31 6HJ

Applicant: Penny Angel

Received date: 28/10/2025

Target Decision date: 23/12/2025

Case Officer: Gary Miles

The application site consists of a two-storey end terraced property located on the southern side of Swansea Terrace – a short and narrow unadopted street, located in Tilehurst. The property is constructed from traditional materials and benefits from a private enclosed rear garden which is largely laid to lawn. Nearby properties have been subject to refurbishments and extensions.

The proposed development consists of a single storey rear extension with flat roof and roof lantern to replace an existing smaller rear extension. The rear extension will measure 4m wide, have a projection of 4.7m and have a flat roof height of circa 3.1m. The flat roofed single storey extension will have a roof lantern measuring 2m by 1m which will allow the daylight to flood in. The extension includes a set of French doors into the rear garden with an adjacent full height window on either side. The extension is to be constructed from brick and flat roof to match the existing dwelling. A new window and door is to be added to the side (west) elevation into the main house.

Plans and documents considered:



Drawing no: ANGEL-1025-01-Proposed Ground Floor Plan

Drawing no: ANGEL-1025-02-Proposed Elevations

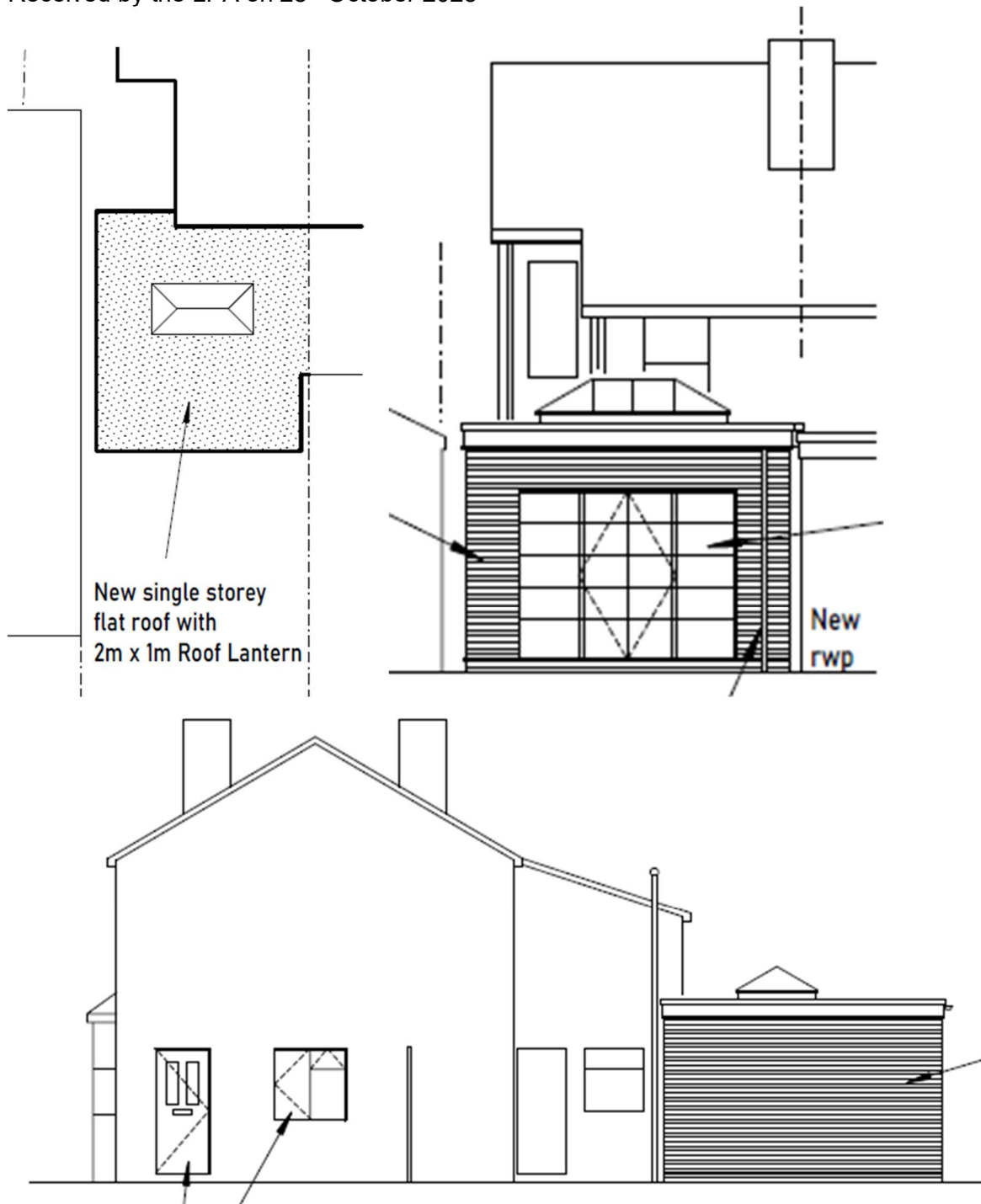
Drawing no: ANGEL-1025-03-Proposed Section A-A

Drawing no: ANGEL-1025-04-Existing Plan & Elevations

Drawing no: ANGEL-1025-05-Roof Plans

Drawing no: ANGEL-1025-06-Block and Location Plans

Received by the LPA on 28th October 2025



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 14th November 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

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 rear extension will be constructed from materials to match the host building, in as much as brick and flat roof. The extension by virtue of it being sited 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 new window and door to be added to the side (west) elevation to create a new entrance into the main house will match the existing doors and windows of the existing property, a condition will be added to the decision notice to make sure materials match the host property to protect the character of the property if standing in Swansea Terrace looking south towards the front of the 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.2 Swansea Terrace, whilst a gap will be maintained along the westerly rear boundary to allow for access to and from the rear garden. The proposed rear development of 3.1m will abut the flank wall of the neighbouring detached semi-detached property at Swansea Cottages. The extension of Swansea Cottages will screen the proposed development at the host property.

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
M3
PD2
PD5