

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/25/1726 Householder planning permission

Address: 180 LIVERPOOL ROAD, READING, RG1 3PH

Proposal: Proposal for single storey side extension with internal alterations. Demolition of the existing garden shed and side fence to be rebuilt. (amended)

Applicant: Mr Nayan Rijal

Received date: 01/12/2025

Target Decision date: 26/01/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property with an existing single-storey side timber shed. The side shed is set well back from the frontage of the main dwellinghouse and has a mono-pitched roof. There is also an existing garden shed to the rear.

The boundary fence adjacent to No. 178 Liverpool Road is partially broken and has fallen down.

Reading Railway lies to the northeast of the application site. Southwest of the railway line, where the application site is located, the surrounding area is predominantly residential. To the northeast of the railway line, the predominant land use is commercial/business.



Fig 1: View from front of 180 Liverpool Road, taken 23/12/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal involves the removal of the existing side timber shed and the erection of a brick-built single storey side extension featuring a flat roof with two rooflights. The extension would be set back from the frontage of the main dwellinghouse and would measure approximately 1.8 m in width, matching the width of the existing structure. The proposed overall height would be around 3 m. Internally, the extension is intended to provide a study room and an enlarged kitchen area.

The proposal also includes the demolition of the existing garden shed. In addition, the rear boundary fence adjacent to No. 178 would be rebuilt along the existing boundary line, while the front would be removed. Two windows are proposed—one in the front elevation and one in the rear elevation of the extension. All proposed materials would match those of the existing dwelling.



Figures 2 - 3: Existing and proposed plans

Plan consider:

Drawing No. 180LR/26112025/REV-B – Existing and proposed plans, including location and site plans, dated 26/11/2025, received 19/01/2026.

Planning history:

None.

3. CONSULTATIONS

A site notice was displayed near the application site. The 21-day consultation period was from 23rd December 2025 to 13th January 2026. No letters of representation have been received.



Fig 4: Site notice photo

Planning officer's note: When the officer visited the property, the garden shed was in poor condition and the existing fence was damaged. The officer therefore discussed these matters with the agent and sought confirmation of their intentions regarding both structures. Following these communications, the

agent updated their intentions for the existing garden shed and fence in the revised plan, whereas the original submission included only the side extension.

4. 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

TR3: Access, Traffic and Highway-Related Matters

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

Supplementary Planning Documents and other guidance

Design Guide to House Extensions 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.

5. APPRAISAL

Character and Appearance

Policy CC7 states 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. Architectural detail and materials will be assessed to ensure that the development proposed makes a positive contribution to the continuity and enclosure.

The existing timber shed would be removed to facilitate the proposed single storey side extension, which is modest in scale and set back from the principal elevation of the main dwellinghouse. All proposed materials would match those of the existing property. Accordingly, the proposed single storey side extension is considered to be proportionate and subservient to the host dwelling. It would respect the character of the main property and neighbouring buildings, and no harm has been identified in relation to the character and appearance of the streetscene.

With regard to the demolition of the existing garden shed, the removal of the side timber fence at the front, and the rebuilding of the existing side timber fence in the rear garden adjacent to No. 178 to the same height and using the same materials, these works would improve views of the garden and provide additional private outdoor space for both existing and future residents. As such, the proposal is considered to result in an overall improvement to the character and appearance of the property.

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 side extension and does not include the installation of any side-facing windows. The new extension would adjoin the existing single storey side timber shed at 178 Liverpool Road. As such, no adverse impacts have been identified in relation to privacy, overlooking, overbearing effects, or loss of light. A condition would be imposed to prevent the use of the flat roof as a balcony.

It is considered that the application site would benefit from an increase in usable private amenity space following completion of the development, as the existing garden shed would be removed.

Therefore, the proposal is considered to comply with Policies CC8, H9, and H10 of the Reading Borough Local Plan 2019.

6. 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.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

1. Time Limit
2. Approved Plans
3. Materials (To Match)
4. Use of Roof Restricted

