

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Park Ward

App Ref: PL/25/1153

Address: 27 GREEN ROAD, READING, RG6 7BS

Proposals: Single storey side and rear extension with associated fenestration

Case Officer: Mishga Marshall

Applicant: Mr & Mrs L'Aimable

Date received (valid from): 14/08/2025

Target Decision date: 09/10/2025

EOT Agreed Decision date: 28/01/2026

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property on the eastern side of Green Road. The site within an article 4 direction for C4 HMOs, part of Park, Redlands and Katesgrove. The application site is surrounded by dwelling of the same nature, two storey semi-detached, to either side of Green Road. However, the design of the dwellings differentiates depending on whether the dwelling is on the east or west side of Green Road.

Site visit date: 05/11/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey side and rear extension, with a pitched roof; with associated fenestration works. The proposed extension would have an eaves height of approx. 2.6m, at its highest point approx. 3.2m; with a depth of approx. 3m from the rear elevation wall. There are 3 rooflights proposed, 2 on the rear element and 1 on the side element of the proposed extension. No windows are proposed on the side elevations. The extensions would house a new store and W.C. to the side and an extended kitchen/dining area to the rear.

No works have been undertaken or started in relation to the proposed extension development.

During the initial assessment, concerns were raised regarding the side extension being constructed up to the boundary line, and the applicant was therefore advised to set the extension in from the boundary, as the original proposal would have removed the existing visual gap, harming the local character and conflicting with Policy CC7: Design and the Public Realm. The applicant explained that the full width was required to accommodate a W.C., but subsequently amended the plans to set the extension back so that it appears less prominent from the street. In this specific circumstance, the amendment is considered acceptable; however, this should not be taken as establishing any precedent for future developments proposing extensions built up to the boundary. The following assessment is therefore based on the amended plans received.

Plans submitted received 13th August 2025:

- A1/454/01 DETAILS OF EXISTING FLOOR PLANS JULY 25
- ~~A1/454/03 DETAILS OF PROPOSED FLOOR PLANS JULY 25~~
- A4/45410 EXISTING BLOCK PLAN AUG 25
- ~~A4/454/11 PROPOSED BLOCK PLAN AUG 25~~
- A4/454/OS1 SITE LOCATION PLAN AUG 25

Plans submitted received 14th August 2025:

- A1/454/02 REV A DETAILS OF EXISTING ELEVATIONS JULY 25
- ~~A1/454/04 REV A DETAILS OF PROPOSED ELEVATIONS JULY 25~~

Plans submitted received 9th January 2026:

- A1/454/03 REV A DETAILS OF PROPOSED FLOOR PLANS JULY 25
- A1/454/04 REV B DETAILS OF PROPOSED ELEVATIONS JULY 25
- A4/454/11 REV A PROPOSED BLOCK PLAN AUG 25

Existing Elevations:



Proposed Elevations:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

A site notice was displayed on 13th October 2025.

No letters of representation have been received.

RBC Natural Environment - I can confirm I have no objections to the application. With reference to the PROPOSED BLOCK PLAN, August 2025, Drawing No. A4/454/11 and EXISTING BLOCK PLAN, August 2025, Drawing No. A4/45410, I note the rear extension is mostly to be built on an existing patio. I note from your site visit photographs and the plans that there are three small trees that are shown as retained, which is positive. However, the small tree closest to the property will be very close to the new rear elevation hence it is possible that roots may be impacted, especially if construction is within the soft landscape bed in which it sits. As such, condition and informative recommended.

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.

5. 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)

H10 (Private and Communal Outdoor Space)

EN14: (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPG 2021

6. 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 and side extension is considered to be acceptable in terms of its overall size, scale, and design. With respect to the proposed depth, the extension would project a modest but proportionate depth from the rear elevation of the host dwelling, and in compliance with the guidance provided in the SPD. The extension would feature a pitched roof design, which would remain subordinate to the existing dwelling, helping to minimise its visual impact. The materials, which would include red brick, slate tiles and grey aluminium windows and would incorporate contemporary elements into traditional brick walling which is acceptable.

Although the side extension element of the proposal would be visible from the public highway, given its design and its approx. 4m set back, it is not considered to have any adverse impact on the character or appearance of either the host property or the street scene. The extension, due to its proximity to the side boundary may be slightly cramped. However, given the set back and single storey nature, it is not considered to be so cramped to warrant a refusal on this basis.

As such, the development is considered acceptable, in compliance with Policy 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 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 neighbouring properties potentially most affected by the proposals are No's 25 and 29 Green Road located to the north east and south west of the site respectively.

With regard to No.25, this property already benefits from an existing single storey side and rear extension projecting ~3m from the original rear elevation. The current proposal mirrors the form of development of No. 25 on their side of the boundary. The proposed side extension, although situated very close to the boundary line, due to the height and the pitched design of the proposed side extension element is considered to mitigate any undue level of harm in relation to loss of light and outlook. No significant concerns such to warrant a refusal.

With regard to No. 29 Green Road, the adjoining semi, the proposed single storey extension would project 3m past the rear of this property. This is in compliance with the guidelines within the Design Guide to House Extensions SPD and is not considered to result in any material harm in terms of loss of light or outlook.

No side-facing windows are proposed that would give rise to concerns around overlooking and privacy.

As such, the development is considered acceptable and in compliance with Policies CC8, H9, and H10.

Trees

Policy EN14 states that Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

The extension would largely be built on existing patio. No harm is considered to fall upon significant tree(s) and 3 small trees are to be retained as part of this application. It is possible that the tree closest to the property would be close to the new extension and as such roots might be impacted. It is considered this can be dealt with by way of condition to protect the tree.

7. 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.

8. RECOMMENDATION

Recommended Conditions:

Time Limit

Materials

Approved Plans

Hand Excavation