

DELEGATED APPLICATION REPORT

Ward: Battle

App Ref: PL/25/1484 Householder planning permission

Address: 76 PRINCE OF WALES AVENUE, READING, RG30 2UR

Proposal: Demolition of existing outbuilding and erection of ground floor rear extension and part first floor extension with roof dormer.

Applicant: Mr Saeed Khaliq Iqbal

Received date: 17/10/2025

Target Decision date: 31/01/2026 (EXT)

Case Officer: Huimin Chen

*(Planning Officer's note: This application is identical to the scheme previously submitted and approved under reference **PL/22/1136**, including the existing and proposed plans and elevations. Accordingly, this report largely reflects the earlier assessment, and there is no material issue which would lead to a different conclusion.)*

1. SITE DESCRIPTION

The application site is located on the corner of Prince of Wales Avenue and Belmont Road in Battle ward. The site comprises a typical end of terrace two-storey single dwellinghouse (with outrigger), and includes two existing outbuildings used as two bedrooms (outbuilding 1 was used for storage when the last officer visited the property on 20/09/2022 under reference PL/22/1136) in the rear amenity area.

The surrounding area is predominantly residential in nature, with a series of terraced streets and properties. The host building was originally a shop, but was altered to a solely residential use in the 1990S (see relevant history below).

The application site buildings are not listed, nor located within a conservation area.



Fig 1: View from the east of 76 Prince of Wales Avenue, taken 05/12/2025

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the demolition of one existing outbuilding (that closest to the existing main dwelling) and the demolition of the existing boundary wall and temporary looking lean-to structure which fronts onto the Belmont Road street frontage. It is proposed to erect a ground floor rear extension which effectively alters the existing outrigger into a permanent full width ground floor extension (infilling the existing strip of space between the to-be-demolished boundary wall and the outrigger, which presently comprises the temporary looking structure) at this point and then provide a replacement rear extension which largely follows the footprint of the existing outbuilding to be demolished. The overall depth into the site would be similar to the existing (ca 1m less than the existing/proposed door access off Belmont St) and be set off ca 1m from the boundary with 78 Prince of Wales Avenue. The existing gap between the outrigger and outbuilding to be demolished would be infilled by the proposed works, meaning the proposed extension would connect directly to the main house. The depth of the proposed extension would be ca 4.8m beyond the rear building line of the existing outrigger at ground floor level. The extension would include a dual pitched roof, with the eaves ca 2.1m in height and ridge height ca 3.2m.

At first floor level it is proposed to continue the pitch of the roof of the outrigger down to the eastern boundary of the site (making the appearance akin to a catslide roof) and provide a dormer into the resultant roofscape (facing east). These proposed changes result in the removal of the existing window on the rear elevation of the main part of the dwelling, with this being relocated to the existing east elevation of the main building.

No changes are proposed to the second existing outbuilding in the rear most part of the site.

In overall terms the proposed works would, as per the plans submitted, provide space for a more spacious kitchen at ground floor level, the provision of a bedroom with en-suite at ground floor level (largely within the footprint of the outbuilding to be demolished) and, at first floor level, the change from what is specified as a storage room (during the site visit carried out on 20/09/2022 under reference PL/22/1136, the room was in use as a bedroom, and it continued to be used as a bedroom until the site visit on 12/01/2026 under this application) into a bedroom with toilet in the outrigger space. Hence, the proposals would alter an existing 3-bedroom (and 2 separate outbuildings) building into a 4-bedroom (and 1 outbuilding) property.

Plans considered:

- PL-01 – Location Plan
- PL-02 – Block Plan
- PL-03 – Proposed Block Plan
- PL-04 – Existing Plans
- PL-05 – Roof Plan Outbuildings
- PL-06 – Existing Elevations
- PL-07 – Existing and Proposed Site Plan
- PL-08 – Proposed Plans
- PL-09 – Proposed Elevations
- PL-10 – Proposed West Side Elevation

As all are dated 26/09/2022 and received on 17/10/2025.

The floorspaces involved and the nature of the proposal means it would not be CIL liable.



Figures 2 – 5: Existing and proposed plans and elevations

3. RELEVANT PLANNING HISTORY

- PL/94/0134 - Change of use and alterations to shop and residential to form three bedroom house. Granted 29/09/1994.
- PL/05/0785 - Conversion of existing house into 2 self-contained flats. Refused 18/5/2005.
- PL/22/1136 - Demolition of existing outbuilding and erection of ground floor rear extension and part first floor extension with roof dormer. Granted 29/09/2022.

4. CONSULTATIONS

- RBC Transport Development Control – No objection.

There is no off-street parking associated with this property. The proposed works do not change or impact the existing parking arrangements or impact the Highway. The property is located on a road where the Councils residential permit scheme operates, therefore unauthorised parking can be controlled and managed. There are no Transport objections to this application.

- Site notice

A site notice was displayed near the application site. The 21-day consultation period was from 14 November 2025 to 5 December 2025. No letters of representation have been received.



Fig 6: Site notice photo

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 (NPPF)
National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm
CC8: Safeguarding Amenity
H9: House Extensions and Ancillary Accommodation
H10: Private and Communal Outdoor Space

SPD

Design Guide to House Extensions Supplementary Planning Document (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’.

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.

Whilst the design of the first floor extension is acknowledged to be atypical of the area (with almost a catslide roof design and dormer), end of terrace properties within the area have been reconfigured and extended in a variety of manners and styles (see photographic examples below). The proposal is considered more sympathetic than a number of the existing nearby examples and in itself, and material consideration of the previous approval, a fairly modest and appropriate addition (the proposed dormer is not overwhelming in scale or nature) with specified materials to match existing (brickwork) and UPVC windows/doors meaning the finished appearance will satisfactorily accord with Policies H9 and CC7.





Figures 7 – 12: Examples of other end-of terrace buildings in the vicinity

The ground floor rear addition is in broad terms similar in footprint to that which exists at present. The pitched roof design, away from the street frontage will reduce the impact, with the eaves height a modest 2.1m. Accordingly, in streetscene terms, although the loss of what appears to be a boundary wall of some age is regrettable, the proposed extension would preserve the varied character of the area. In some ways, given the evident piecemeal approach to additions at the site at present, the proposal will help provide a more consistent finished appearance.



Fig 13: The existing side (Belmont Road) elevation

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 property to the west, No. 78, would potentially be impacted by the proposed development. However, the majority of the works are on the western side of the host building and the proposed ground floor rear extension would be off-set from the boundary by 1m. The pitch of the roof also angles away from the boundary and the eaves/ridge heights are fairly modest in nature. Although a window is proposed in the west elevation of the extension proposed, given the presence of the boundary treatment

and ground floor nature of the window, this is not considered to result in any significant loss of amenity to the neighbouring occupier. The first floor extension does not extend beyond the existing outrigger, so no adverse impacts would occur in terms of elements such as privacy and overlooking, overbearing effects and sunlight and daylight.

Although the proposed works would bring built form and habitable room windows on the east (Belmont Road) elevation, there would be no significant adverse amenity impacts for occupiers to the east (e.g. 74 Prince of Wales Avenue and 101a/103a Belmont Road) owing to the existing width of Belmont Road providing a sufficient division, the existing context at the host site / surrounding area and the largely single storey nature of the proposals. The proposed side facing window and dormer at the host property are not considered to result in any significantly harmful overlooking or loss of privacy to any nearby occupier.

Given the distance between the proposed works and No. 100 Belmont Road, no significant adverse impacts are envisaged for these occupiers to the north of the site.

Other – ancillary accommodation

Policy H9 also details that ancillary accommodation will be acceptable where it would not be capable of operating as a separate dwelling, which could be let or sold separately. Whilst the proposed extensions would be connected to the main dwelling, given the existing context (both in the form of the second outbuilding – unaltered in this proposal – was seen on site to comprise living accommodation and that the ground floor extension would comprise an en-suite bedroom, which could be separately accessed off Belmont Road via the existing door and which could be fairly simply separated from the main house in the future - this is not shown on the plans) it is considered necessary and reasonable to include a condition stating that the extensions shall only be for ancillary residential use to the main single dwelling at this address.

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

Time Limit
Approved Plans
Materials (To Match)
Ancillary Domestic Use