

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/1758 Householder planning permission

Address: 25 KNIGHTS WAY, EMMER GREEN, READING, RG4 8RJ

Proposal: Single storey rear / side extension and further garage conversion from existing. Front porches removed. (part-retrospective)

Applicant: Mr John Graham

Received date: 08/12/2025

Target Decision date: 02/02/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

25 Knights Way is located at the end of a terrace of four properties, on the eastern side of Knights Way, within a primarily residential area characterised by two-storey semi-detached and terraced dwellings. Knights Way follows a curved alignment through the estate, and the application site occupies a position on the outer edge of one such curve, resulting in an open and clearly visible frontage to the street.

The site comprises a trapezoidal residential plot, tapering from front to rear, containing a two-storey dwelling positioned broadly in line with the established building line along Knights Way. The plot includes a substantial area of hardstanding to the southeast of the dwelling, directly fronting the highway, with vehicular access taken from Knights Way.

There is an existing attached wraparound single-storey side and rear extension, while the rear element is a timber frame with brickwork at the base and is used for storage. At the time of the Officer's visit on 22/01/2026, the side extension was being used as a kitchenette, shower room, and dining area, which corresponds with the submitted existing floor plans. There is no planning history relating to a garage conversion; therefore, the garage-conversion element of the proposal is retrospective.

The dwelling has two porches, one is enclosed while the other is open-sided, directly providing access to the main house and to the single-storey side element, respectively.



Fig 1: View from the east of 25 Knights Way, taken 22/01/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for the removal of the two front porches and the existing single-storey side and rear timber-frame extensions, and to largely rebuild these elements following the existing footprint. The proposed depth would be approximately 3.5 m, which is around 60 cm less than the existing structure.

It would project from the rear of the main dwellinghouse, enlarging the existing kitchen and forming a new dining area, facilitated by partial internal wall removal. The proposed part side extension is intended to be used as a bedroom. The whole proposed extension would feature a flat roof with one rooflight to the rear. The eaves and overall height would be approximately 2.7 m and 2.8 m, respectively, the same as the existing single-storey side extension. A window and a floor-to-ceiling sliding door are proposed for the rear elevation of the single-storey extension.

With regard to the garage conversion, this element is retrospective. In addition to the conversion itself, the proposal includes the installation of one rooflight, the replacement of the front garage door with brickwork and a window, and the enlargement of the small central window. The existing dining area would be used as a living area as part of the internal reconfiguration.

The existing first-floor rear door would be replaced with a window and partially infilled with brickwork.

All proposed materials—including windows, doors, brickwork, and associated finishes—would match those of the existing dwelling.

Plans considered:

- Drawing No. 02 – Proposed Plans, Elevations and Block Plan, received 26/01/2026.
- Drawing No. 01 – Existing Plans, Elevations and Location Plan, received 08/12/2025.



Figures 2 – 5: Existing and proposed plans and elevations

Planning Officer's Note: The original submission included two alternative floor plan options. The Officer requested that the agent retain only one option and provide details of the proposed materials. A revised plan incorporating these changes was subsequently received on 26/01/2026.

3. PLANNING HISTORY

None.

4. CONSULTATIONS

- RBC Transport Development Control: No objection.

Although not illustrated on plans, it would appear that the proposed changes will not change the existing on site parking arrangements. Aerial images confirm the site is served by 2 existing vehicle crossings.

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 9 January 2026 to 30 January 2026. 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 and is currently at Examination with hearings scheduled for the first two weeks in February 2026.

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.

The proposal is considered acceptable in terms of its size, scale and design. The proposed side/rear extensions are single-storey with a moderate depth, and the use of matching materials would benefit the visual relationship with the host dwelling. The existing timber-frame side and rear extensions are in poor condition, and their removal and replacement represent a visual improvement to the character of the property. Furthermore, the proposed depth of the single-storey rear extension is approximately 3.5 m, which is less than the depth suggested within the Design Guide to House Extensions (2021), thereby the extension remains subordinate in scale.

With regard to the front elevation, the proposal involves the removal of two existing porches, both of which are in poor condition. The current garage door—constructed of dark brown timber boarding with a row of

12 panes—would be replaced with brickwork and a single window. The small central window on the existing single-storey side element would also be enlarged. As the proposed brickwork and fenestration would match the existing dwelling, and as the removal of non-uniform timber features would enhance the appearance of the frontage, the works are considered to result in an improvement compared to the current situation.

Overall, the proposed extensions would respect the host dwelling, be proportionate to the host dwelling, and the rear extension would not be visible from the public realm. As such, no harm is identified to the character or appearance of the main property or the wider streetscene.

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 proposal would not include any side-facing windows, and the existing first-floor rear door—which currently provides direct access onto the flat roof of the existing single-storey rear extension—would be replaced with a window and brickwork. As such, no concerns are identified in respect of privacy or overlooking. A condition would be imposed to restrict the use of the flat roof in order to safeguard the privacy of adjoining occupiers, should the application be approved.

The proposed depth of the single-storey rear extension would be approximately 3.5 m, which is 0.6 m less than the existing structure, and the footprint would remain largely the same. The extension would therefore align closely with the existing rear building line of No. 23 and would not result in loss of light or an overbearing impact to that property. Although No. 27 contains one window and one door that partially face the proposed side/rear extension, any loss of light is considered to be limited given the separation distance of approximately 3.7 m and the single-storey height of the development.

Overall, the proposal represents a modest form of development that would not appear overbearing or result in unacceptable impacts on the residential amenity of neighbouring properties. Sufficient private outdoor space would remain following completion of the works.

Other – ancillary accommodation

Policy H9 also states that ancillary accommodation will be acceptable only where it would not be capable of operating as a separate dwelling that could be let or sold independently. Although the proposed extensions would remain physically connected to the main dwelling, the proposed configuration—comprising a living area, bedroom, shower room and kitchenette within the single-storey side and rear elements—could potentially allow the space to function independently, as it could be separately accessed via the existing front door serving the side element. While this subdivision is not shown on the plans, it could be achieved relatively easily in the future.

Given this context, it is considered necessary and reasonable to impose a condition requiring that the extensions shall only be used as ancillary residential accommodation to the main single dwelling on the site, and shall not be occupied as a separate unit.

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

Approve with conditions

Time Limit

Approved Plans

Materials (To Match)

Ancillary Domestic Use

Use of Roof Restricted