

## DELEGATED APPLICATION REPORT

Ward: Norcot

App Ref: PL/25/1773 Householder planning permission

Address: 270 TILEHURST ROAD, READING, RG30 2NE

Proposal: Proposed single storey rear extension

Applicant: Mr & Ms Ryan/Whitney Carr/Wilkinson

Received date: 10/12/2025

Target Decision date: 04/02/2026

Case Officer: Sian Hickey

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### 1. SITE DESCRIPTION

The application site consists of a two-storey, semi-detached dwelling with a pitched roof, situated on the northern side of Tilehurst Road. There is an original single storey, part width, rear projection. The site is neither a listed building nor located within a designated conservation area. The surrounding context is predominantly residential, characterised by semi-detached properties of similar scale and architectural style.



Extract of the location plan

**Site visit date:** 18/12/2025

**Site visit photos:**



## 2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension. The existing rear projection would be demolished and replaced with a full width extension with a maximum depth of 3.2m. One window and double doors would be located in the rear elevation of the proposed extension, and two rooflights would be located in its roof slope. The brickwork and roof tiles proposed would match those of the existing dwelling. The windows would be grey UPVC.

### Plans considered:

The Location Plan

Drawing No. P/CAR/WIL/2025/001 C – Existing Floor Plans and Elevations

Drawing No: P/CAR/WIL/2025/002 C - Proposed Floor Plans and elevations

Drawing No. P/CAR/WIL/2025/B – Block Plan, Proposed Floor Plan and Elevations

### Proposed Plans:



## 3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 18<sup>th</sup> December 2025 for a period of 21 days.

No letters of representation have been received.

## 4. RELEVANT PLANNING HISTORY

PL/25/1586 - Rear extension measuring 3.2m in depth, with a maximum height of 3.93m, and 2.98m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. WITHDRAWN

Officer note: The above prior approval application was withdrawn by the applicant as RBC historic mapping records showed that the existing rear outrigger formed part of the original dwelling, as such, the proposed extension would extend beyond an original side wall and extend more than half of the width of the dwelling, which would not comply with permitted development criteria. Subsequently, the applicant was advised to submit an application for planning permission.

It is also worth noting that no objections were received for the prior approval application.

**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  
National Planning Practice Guidance

### **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)

### **SPD**

Design Guide to House Extensions SPD 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. The submission version of the Local Plan was submitted on 9<sup>th</sup> 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.

The depth of the proposed extension is 3.2m and therefore complies with the 4m guidance for rear extensions within the Design Guide to House Extensions SPD. The garden provides ample space to accommodate an extension of this size and scale. The extension has been designed to remain subservient to the main dwelling, ensuring it does not dominate the existing property. The materials proposed are considered acceptable, the proposed extension would integrate well with bricks to match the existing dwelling, and a mono-pitched roof finished with tiles to match the existing roof. Therefore, the proposed extension is considered acceptable in terms of design. The proposal is not considered out of character as there are a variety of rear extensions within the vicinity, including at both neighbouring properties. The extension would be contained at the rear of the site, causing minimal harm to the Tilehurst Road street scene.

Overall, the proposal is not considered to cause harm to the character of the existing dwelling or the wider area and therefore complies with policies 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 proposed development is for a single-storey rear extension and would not involve any side window installation; as such, there are no identified risks in terms of loss of privacy or overlooking.

With regard to the neighbouring dwelling at no.268 Tilehurst Road, there is a sufficient distance between the proposed extension and this neighbouring property to limit the risk of any overbearing impacts or concerns with regards to loss of light. Furthermore, this neighbour also benefits from a rear projection which currently projects further than the existing rear building line of the application dwelling.

The neighbouring property most likely to be affected by the development is the neighbouring property at no.272 Tilehurst Road. However, given the single storey nature of the proposed extension, combined with the proposed mono-pitched roof form, and the fairly modest depth of 3.2m, it is not considered that the proposed development would cause significant detrimental harm to no.272 with regard to overbearing effects. Officers originally raised concerns regarding the potential loss of light to the neighbour's windows. These concerns were communicated with the agent and subsequently revised plans were submitted to demonstrate that the proposed extension would not breach the 60-degree daylight assessment line when measured from the mid-point of the closest window. It is also worth noting that a 3m extension (with a maximum height of 4m) could be erected along the boundary under the property's permitted development rights, providing it was designed to meet all other relevant permitted development criteria (i.e not full width).

For current and any future occupiers of the host dwelling, the proposed works would facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposed development is considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.



**Other matters**

The proposal would not affect the main roof of the dwelling so it is unlikely that bats will be affected by the development.

The proposal does not result in the loss of parking and no changes to the existing dropped vehicle crossing are proposed.

As there are trees within the rear garden, an informative is attached to this permission to remind the applicant to use tree protection.

**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 - GRANT**

**Recommended Conditions:**

Time Limit

Materials

Approved Plans