

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/25/1454 Householder planning permission

Address: 11 GLEBE ROAD, READING, RG2 7AG

Proposal: Erection of a single storey rear extension with sky light, front porch, single storey side extension, alterations to existing side element including new pitched roof & rooflights, removal of existing garage door, repair render like-for-like where needed, replace roof tiles like-for-like where needed, insertion of solar panels & air source heat pump (amended)

Applicant: Ganga Bhusal

Received date: 10/10/2025

Target Decision date (agreed extension): 06/02/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is at the corner of Glebe Road and Christchurch Gardens and currently contains a large two and a half storey building, known as Whitley Glebe, which also has a single storey side extension facing Glebe Road. There are two formal vehicular/ pedestrian access points from Glebe Road. The application dwelling is defined as a building of townscape merit within the Christchurch Conservation Area Appraisal (2024).

The area is predominantly residential with a mix of traditional semis and detached dwellings, including bungalows. The neighbouring plot at no. 9 Glebe Road is of a more modern style. The site is bounded by residential properties to the north, along Glebe Road, and to the east along Christchurch Gardens. There are also residential uses to the south and west of the site. To the north-east of the site is Christ Church along Christchurch Road, which is Grade II* Listed, and Christchurch Vicarage along Vicarage Road, which is Grade II Listed. The site is within the Christchurch Conservation Area.

The site has well established landscaped borders with a large area of trees, including TPOs (TPO 78/08) to the Christchurch Gardens/Glebe Road frontage.

Google earth image:



Site visit date: 02/12/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a front porch with a flat roof. The proposal also includes alterations to the existing side element, including the removal of its garage door, replacing its flat roof with a pitched roof with rooflights, and a single storey infill side/rear extension. At the rear of the site and flat roofed single storey extension is proposed with a roof lantern. Solar panel will be inserted on the roof of the existing building, and an air source heat pump will be located in the rear garden.

The application originally included replacing all the existing roof tiles and rendering the whole of the building. However, in an email from the agent dated 20/01/2026, the agent confirmed that the render will be repaired like-for-like only in the places that are needed and confirmed in a further email dated 23/01/2026 that the roof tiles would also be replaced like-for-like only where needed (following bad roof leak). The description of development was updated accordingly and agreed with the agent.



Plans/documents considered:

Proposed Block Plan V3 received 16th January 2026

Design and Access Statement V2 received 16th January 2026

Arboricultural Report received 16th January 2026

Tree Protection Plan received 16th January 2026

Heritage Statement received 8th December 2025
Noise Calculation Form received 21st October 2025
Heat Pump Details received 10th October 2025
Solar PV and Battery Storage Proposal details received 10th October 2025
Location Plan received 10th October 2025
Existing Block Plan received 10th October 2025
Drawing No. PL 001 – Proposed Floor Plans and Elevations received 27th January 2026

3. RELEVANT PLANNING HISTORY

PL/24/1480 - Change of use of existing property into a 5 bedroom dwelling (C3). Approved 24/12/2024

PL/24/1083- Extension and conversion of existing building into eight flats and erection of one house (Class C3). Refused 7/11/2024

08/01447/FUL - Change of use of ground floor and first floor from medical consulting rooms to residential use – Approved 19/1/2009

08/00425/FUL (080022) - Demolition of existing building and erection of 14 x 2 bed apartments, provision of car parking and alteration to vehicular access – Refused 26/6/2008

90/00047/FUL (900564) - Change of use of first floor from residential to doctors surgery; retention of second floor as residential. Extension to car park – Approved 19/4/1990

89/01221/FUL (891162) - Relaxation of condition 4 of planning permission 82/TP/250 (personal user restriction) – Approved 23/11/1989

82/TP/250 – Change of use of ground floor from residential to doctor's surgery retaining first and second floors as residential – Approved 15/7/1982

4. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 12th November 2025 for a period of 21-days.

A press notice for the planning application was also published in the local newspaper.

No letters of representation have been received.

Internal and External Consultees

RBC Transport –

The proposed works will result in the loss of the garage; plans have not been submitted illustrating an alternative parking arrangement. However, an existing dropped kerb & gated driveway lead to an area of off street parking.

There are no Transport objections to this application as parking in accordance with the Councils current standards can be provided.

RBC Environmental Protection –

No concerns relating to the noise assessment submitted for the proposed Air Source Heat Pump (ASHP).

Ecology –

The application is for a number of external alterations to a building located in central Reading. These alterations include reroofing, a single-storey extension to the rear and a new porch.

A previous bat survey carried out in support of application 24/1083 (*Application for the conversion of the existing building with extensions into one dwelling and 8 flats*) assessed the building as having low potential for bats because of a number of loose and missing roof tiles although no evidence of bat roosting was found. Planning application 24/1083 was refused for reasons unrelated to bats.

For the current application, the proposed works will involve disturbance to roof tiles, however none of the alterations and works proposed will disturb the roof structure. While there is a known bat roost in a neighbouring property and the site building has been assessed as having low bat roost potential, it is considered that there is only a small risk that bats could be affected. Therefore a full bat survey is not necessary and a precautionary informative is considered sufficient – example wording provided beneath.

Informative

The applicant is advised that bats are a European Protected Species. Although the building has low potential for bats, there is a known bat roost nearby. As a precaution, all works to the existing roof coverings should be undertaken carefully, with tiles lifted by hand where possible. Works should avoid the main bat activity season (May–August) unless unavoidable.

Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

RBC Natural Environment –

With reference to the BS:5837 ARBORICULTURAL REPORT ARBORICULTURAL SURVEY, IMPACT ASSESSMENT & METHOD STATEMENT, January 2026, Ref: AIA/AMS 06903 / 2026, and the BS:5837 TREE PROTECTION PLAN, January 2026, Ref: 11 GLEBE ROAD TPP 06903 / 2026, I note no tree removals or pruning are required. RPAs are not impacted by the proposal, and the trees are adequately protected from construction related activities.

Therefore, there are no objections to the proposals subject to a condition.

Conservation Area Advisory Committee – No comments received at time of writing report

RBC Conservation Officer –

The Conservation Officer objected to the original scheme submitted due to the proposals scale, height, design, and materials – it was considered that the cumulative impact would adversely affect the character and appearance of the subject Building of Townscape Merit (BTM), not respecting existing building lines and original architectural features of the building, failing to preserve or enhance the significance of Christchurch Conservation Area and the setting of Grade II* listed Christ Church. The Conservation Officer advised that the scheme requires substantial revision in order to be considered acceptable on heritage grounds.

Discussions with agent

Following the comments and concerns raised by the Conservation Officer, the Planning Officer contacted the agent to request revisions to the scheme. Subsequently, the agent submitted amended plans to reduce the scale of the proposed porch and amend the roof form of the proposed rear extension to a flat roof. The agent also confirmed that the applicant wanted to remove the replacement of all rooftiles from the proposals, along with the replacement render on all elevations. These will be repaired and replaced like-for-like only in areas where required. The Conservation Officer reviewed the amended plans and details and raised no further issues.

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)

CC1 (Presumption in Favour of Sustainable Development)
CC2 (Sustainable Design and Construction)
CC3 (Adaption to Climate Change)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN1 (Protection and Enhancement of Historic Environment)
EN3 (Enhancement of the Conservation Area)
EN4 (Locally Important Heritage Assets)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)
EN15 (Air Quality)
EN16 (Pollution and Water Resources)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011
Sustainable Design and Construction SPD 2019

Other

Christchurch Conservation Area, Conservation Area Appraisal (2024)

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 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.

Policy EN3 requires development to enhance the appearance and significance of conservation areas.

Policy EN4 states that development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.

Policy EN6 states that in areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development.

The revised scheme is considered acceptable in terms of its impact on the application dwelling (a building of townscape merit), the conservation area, and the nearby listed building. The design was amended to ensure that the proposals respect the original architectural features.

The proposals are considered acceptable in terms of scale; the bulk of the rear extension has been reduced significantly by amending the pitched roof form to a modest flat roof. The infill side extension is considered minor, along with the flat roofed porch at the front of the building. Overall, the proposals are considered subservient to the site and would not detract from the original dwelling. Furthermore, the site is large and can take a development of the proposed size and scale.

With regard to the alterations to the existing garage/single storey side element, it is considered that the scale of these alterations would not cause harm to the host dwelling or surroundings. The amended roof form would in fact enhance the appearance from the front elevation facing Glebe Road, albeit, the dwelling is set away from the street. The Transport Officer has confirmed there are no objections to the garage conversion. A condition has been attached to this planning permission to ensure that the garage conversion remains ancillary to the existing dwelling. The removal of the existing garage door is not considered a significant alteration to the exterior. Both individually and together, the proposed changes are not viewed as out of character, given the varied appearance of the surrounding area.

Overall, it is considered that the proposed development, while incorporating a more contemporary design, is considered to be in keeping with the character of the area. The surrounding context includes a variety of developments, notably the neighbouring property, which has been extended and altered using materials that contribute to a modern appearance.

For the aforementioned reasons it is considered that the proposed development will not adversely affect the character and appearance of the host dwelling, neighbouring properties, or the conservation area and is in accordance with Policies H9, EN3, EN4 and CC7 and the advice contained within the NPPF.

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 largest element of the scheme is the proposed single storey rear extension. Due to the single storey scale of the extension and its flat roof form, combined with its position within the site, which is significantly set away from all neighbouring properties, the extension is not considered to pose any risk to neighbouring amenity.

With regards to the proposed alterations to existing garage/side extension including its new pitched roof, the neighbouring property potentially most affected by this is 9 Glebe Road, to the north of the site. However, it is not considered to be significantly different to that of the existing arrangement. The projection remains single storey in nature, and it is not considered that the increased roof height would cause significant detrimental harm in relation to overbearing effects or loss of light or privacy.

Details have been provided to demonstrate that the proposed air source heat pump (located in the rear garden) would not exceed the permitted development noise limit.

All other proposals within the scheme are considered fairly minor. As such, there are no neighbour amenity-based objections to the proposal.

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

Sustainability

Policy CC1 states that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Policy CC2 states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of the building and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

Whilst the above policy is not directly applicable to this type of application, officers note that the proposed development includes an air source heat pump and solar panels on the roof of the dwelling as a means to maximise the use of energy efficiency and energy conservation.

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:

TL1 – Time limit

M1 – Materials

AP1 – Approved plans
PD6 - Ancillary
L7A – Tree Protection