

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/25/1779 Householder planning permission

Address: 66 MAYFAIR, TILEHURST, READING, RG30 4RD

Proposal: Proposed Two Storey Side Extension & Single Storey Rear Extension

Applicant: Ms. Jessie Judd

Received date: 10/12/2025

Target Decision date: 06/02/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey dwellinghouse located at the end of a short terrace of four properties. It has an existing single-storey side extension that adjoins the detached single-storey side extension of 64 Mayfair, with both properties sharing a staggered boundary line. The front garden is predominantly surfaced with hardstanding and gravel. The surrounding area is characterised by short terraces, large semi-detached properties, and detached bungalows, and is predominantly residential in use.



Fig 1: Views from the front and rear of 66 Mayfair, taken 23/12/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The planning application seeks permission for a proposed two-storey side extension and a single-storey rear extension.

With regard to the proposed two-storey side extension featuring a hipped roof, it would be set back from the front elevation of the host dwelling and set down from the existing ridgeline of the main roof. It would project approximately 2.88 m from the side elevation, forming a rectangular footprint. The existing single-storey side extension, which currently sits along the staggered boundary line, would remain single-storey; however, its existing sloping roof would be redesigned as a mono-pitch roof incorporating two rooflights. Two vertically aligned windows are proposed in the front elevation of the two-storey extension, with one first-floor window proposed in the rear elevation. A new ground-floor rear door is also included.

The proposed single-storey rear extension would project approximately 2 m across the full width of the rear elevation. It would feature a mono-pitch roof with two rooflights. The proposed eaves height would be

approximately 2.5 m, with an overall height of around 3.2 m. A floor-to-ceiling glazed door is proposed in the rear elevation.

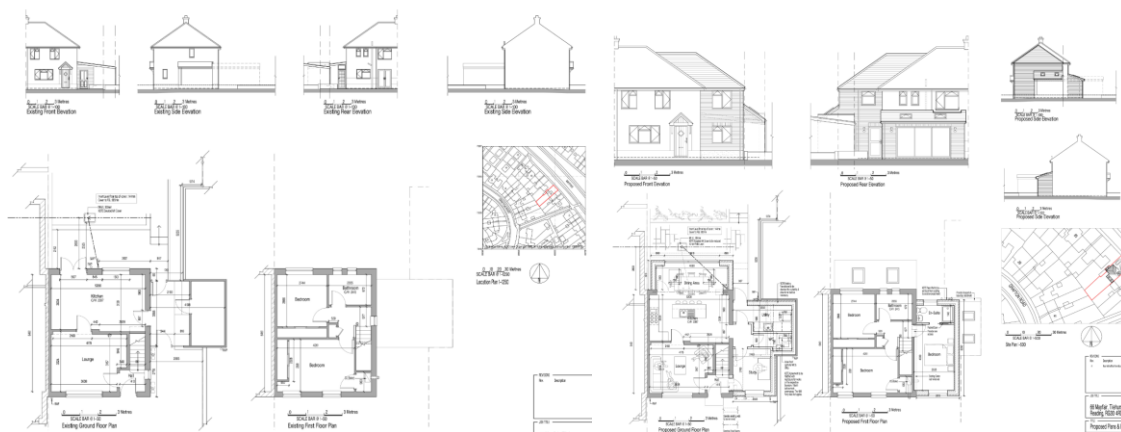
The proposed bricks and roof tiles would match those of the existing dwelling. The proposed windows would be white uPVC to match the existing fenestration, as would the external doors.

Plans considered:

- Drawing No. 01 – Existing Plans and Elevations, dated 11/2025, received 10/12/2025.
- ~~Drawing No. 02 – Proposed Plans and Elevations, dated 11/2025, received 10/12/2025.~~
- Drawing No. 03 – Location Plan and Site Plan, dated 11/2025, received 10/12/2025.
- Preliminary Roost Assessment, prepared by Georgina Davey, December 2025, received 15/12/2025.

Revised plans:

- Drawing No. 02A – Proposed Plans and Elevations, dated 11/2025, received 14/01/2026.



Figures 2 & 3: Existing and proposed plans and elevations

Planning Officer's note: Revised plans were requested to set back the rear wall of the proposed two storey side extension to avoid potential encroachment into no.64.

3. PLANNING HISTORY

None.

4. CONSULTATIONS

The following were consulted:

- RBC Ecology Consultations: No objection.

The application site is an end of terrace dwelling in Tilehurst. The site is located on a Green link as per policy EN12 of the Reading Local Plan.

The bat survey letter report (Georgina Davey, December 2025) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

- RBC Transport Development Control: No objection, subject to conditions.

Plans have been submitted illustrating an alternative parking layout within the curtilage of the site. Proposed provision is in excess of the Council's current standards and is deemed acceptable.

No changes to the existing vehicle crossing are proposed. If any changes are proposed including loss of grass verge area, a licence from the Highways Department would be required. Recommended conditions: vehicle parking as specified and informatives regarding highways and the verge.

- Site notice

A site notice was displayed near the application site. The 21-day consultation period was from 23 December 2025 to 13 January 2026. No letters of representation have been received.



Fig 4: 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 remain 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 proposed two-storey side extension is considered acceptable in terms of its size and design. It would be set down from the main roof, set back from the front elevation, and its width would remain significantly narrower than the main dwelling. As such, the two-storey side extension would appear proportionate to the host property and visually subservient.

Additionally, the proposed single-storey rear extension, with a depth of only 2 m and a mono-pitch roof, is modest in scale. Therefore, no harmful impacts are identified in relation to the character of the host dwelling.

All proposed materials would be similar to those of the existing dwelling. Overall, the proposal is considered to respect the host property and would not detract from the character and appearance of the 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.

There are no identified privacy concerns, as no side windows are proposed. To prevent any future overlooking issues, a condition would be applied to restrict the installation of any new openings in the northwest elevation of the proposed two-storey side extension without the grant of a separate planning permission from the Local Planning Authority.

The proposal would not result in a loss of light to either No. 68 or No. 64. The element adjacent to No. 68 is single-storey and only approximately 2 m in depth, and, therefore, would not adversely affect daylight or sunlight levels. No. 64 has no side-facing windows, and the portion of the proposal nearest to this property is a side extension. Furthermore, an existing single-storey structure lies between the proposed two-storey

element and No. 64, providing a degree of separation. Given the modest scale of the single-storey rear extension, the proposal overall is not considered to result in an overbearing impact on neighbouring properties.

Sufficient private outdoor amenity space would remain following completion of the works.

With regard to the bat survey and parking arrangements, both the Council's Ecology Officer and Transport Team have confirmed that they raise no objections.

Therefore, the proposal would be acceptable in terms of residential amenity.

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)
No New Openings