

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/25/1800 Householder planning permission

Address: 62 STOCKTON ROAD, READING, RG2 8AH

Proposal: Proposed part 2 storey and part single storey rear and side extension. Front porch. (amended)

Applicant: Mrs Fatima Viegas

Received date: 15/12/2025

Target Decision date: 11/02/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwellinghouse, located one door away from the T-junction of Northumberland Avenue and Stockton Road. The site benefits from a spacious front hardstanding constructed of permeable concrete block paving. Additionally, there is an existing single-storey timber-framed side extension.



Figures 1 & 2: Views from the front and rear of 62 Stockton Road (12/01/2026)

No. 64 Stockton Road is located at the corner of the T-junction and is paired with No. 308 Northumberland Avenue, forming an L-shaped block. As a result, the rear garden of No. 62 Stockton Road directly faces the rear elevation of No. 308 at a distance of approximately 14.8 m, and also faces the side elevation of No. 64 at a distance of approximately 11.4 m.



Fig 3: View from the rear of 308 Northumberland Avenue and the side of 64 Stockton Road (12/01/2026)

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for the construction of part two-storey and part single-storey side and rear extensions, as well as a front porch.

The proposed two-storey element would wrap around the side and part of the rear elevation of the host dwelling and would be set back from the front elevation by approximately 0.66 m. It would project approximately 2.5 m from the side elevation and 3.3 m from the rear elevation of the main house, with a width of approximately 5 m at the rear. The two-storey extension would incorporate a cross hipped roof with an eaves height of approximately 4.5 m and a ridge height around 0.26 m lower than that of the existing main roof.

The proposed single-storey rear extension would extend across the rear elevation of both the main house and the proposed two-storey element, with an overall depth of approximately 4.3 m. It would feature a flat roof with an overall height of approximately 2.8 m.

Two new windows would be installed on the front elevation and two on the rear elevation. A floor-to-ceiling glazed door would also be installed on the rear elevation of the single-storey extension. One first-floor side window with obscured glazing is proposed on the east elevation.

A new front porch with a gable roof is proposed, measuring approximately 1.6 m in depth and 2.5 m in width, with an eave height of approximately 2.2 m and an overall height of approximately 3 m.

Internally, the proposal would provide a utility room, a larger kitchen/dining area at ground-floor level and would create one additional bedroom and a new bathroom at first-floor level. Upon completion, the property would comprise a three-bedroom dwellinghouse.

The property is served by an existing vehicular crossing, and two off-street parking spaces are already available on site.

Plans considered:

- Drawing No. P1692 - 01B – Block plan (includes location plan) received 06/02/2026.
- Drawing No. P1692 - 02A – Existing and proposed plans and elevations received 21/01/2026.

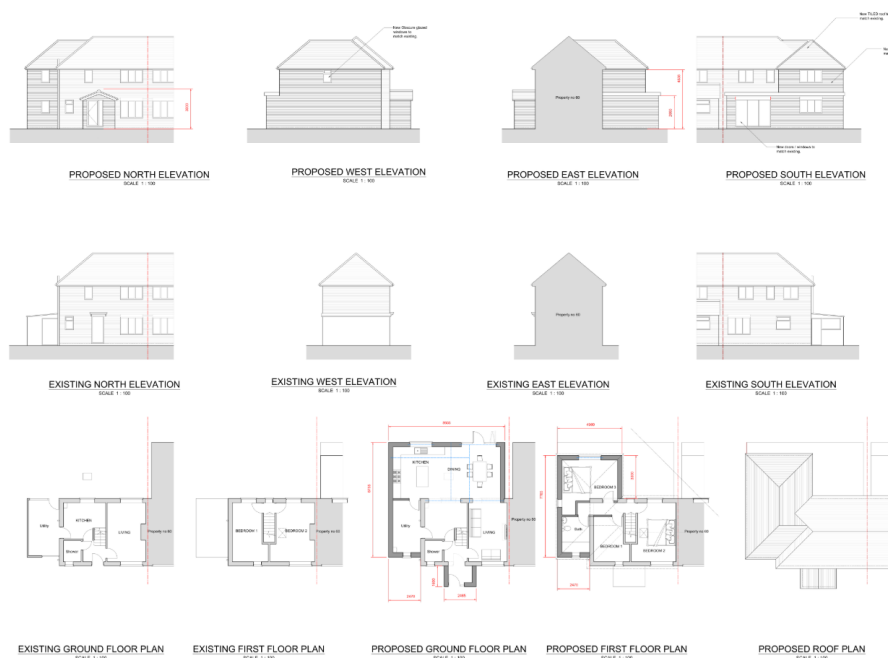


Fig 4: Existing and proposed plans and elevations

Planning history:

None.

3. CONSULTATIONS

- RBC Transport Development Control: No objection.

There are no Transport objections to this application. Parking is being provided in accordance with the Council's current standards. The parking area should be made of permeable materials. The property is served via an existing vehicle crossing and no changes to this are proposed.

- RBC Ecology Consultations: No objection.
- Site Notice: A site notice was displayed near the application site. The 21-day consultation period was from 12 January 2026 to 2 February 2026. No letters of representation have been received.



Fig 5: Site notice photo

- Communication with the agent:
 - 1) Drafting errors: Roof widths and roof form were inconsistent between the original proposed south elevation and the proposed roof plan; A ground-floor window in the main house was missing from the drawings.
 - 2) Planning concerns: The originally proposed front porch was advised to be reduced in width to mitigate its impact on the character of the host dwelling and the wider streetscene; The originally proposed two-storey wraparound extension combined with the single storey rear extension was considered overly bulky, a reduction in scale was therefore suggested; The originally proposed crown roof was not considered appropriate, as it would not align well with the existing hipped roof of the main house; The originally proposed side-facing window raised privacy concerns for the adjoining properties at 64 Stockton Road and 308 Northumberland Avenue, unless obscured glazing was used.

Following this communication, the submitted revised plans have reduced the scale of both the proposed front porch and the two-storey element, and now note that the side window will be fitted with obscured glazing. The drafting errors have also been corrected.

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.

4. 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’.

5. 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 overall in terms of character and appearance, as the extensions are proportionate to the existing dwelling and remain visually subservient. The proposed part two-storey wraparound extension would be set back from the frontage of the main house and set down from the existing ridgeline. The proposed part single-storey rear extension is modest, with a depth of approximately 4.3 m. Together with the appropriate fenestration—both in terms of window and door size and their placement—and the use of matching materials, the proposed development to the side and rear would not detract from the main house or the neighbouring properties.

With regard to the proposed front porch, it is modest in scale and features a gable roof that respects the character of the host dwelling.

Overall, the proposal would respect the host dwelling and would not be harmful to the streetscene in terms of character and appearance.

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 would be no identified loss of light or overbearing impact on neighbouring properties. The overall depth of the proposed rear element would align with that of No. 60 Stockton Road, while the proposed two-storey rear extension would be set further away from the shared boundary, leaving sufficient separation between these two properties at the rear. To the east of the application site, the proposed two-storey side element would face the side elevations of No. 64 Stockton Road and the rear of No. 308 Northumberland Avenue at distances of approximately 11.4 m and 14.8 m respectively, which is considered to provide adequate separation.

With regard to privacy, one first-floor side window is proposed on the east elevation; however, as it would be fitted with obscured glazing, no privacy concerns are raised. As the proposed single-storey rear element would feature a flat roof, a condition would be included to restrict the use of the roof should the proposal be approved.

The private outdoor amenity space would retain more than 50 % of the original garden area and is therefore considered acceptable.

As such, the proposal is considered to comply with Policies CC8, H9 and H10 of the Reading Borough Local Plan 2019.

Other Matters Regarding Transport and Ecology

The Highway Authority has confirmed that they have no objection in respect of parking or the existing vehicular crossing, subject to the hardstanding within the front garden being constructed of permeable materials. At the time of the Officer's site visit, the parking area had already been laid. The agent subsequently confirmed that the paving materials are permeable, and this has been annotated on drawing no. P1692-01B.

The Ecology Team has also confirmed that a bat survey is not required for this site.

6. 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.

7. RECOMMENDATION

Approve with conditions

Time Limit

Approved Plans

Materials (To Match)

Use of Roof Restricted