

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/1699 Householder planning permission

Address: 62 ELMHURST ROAD, READING, RG1 5HY

Proposal: Single storey side and rear extensions following demolition of existing garage

Applicant: Mr Ian Church

Received date: 26/11/2025

Target Decision date (agreed extension): 11/02/2026

Case Officer: Sian Hickey

SITE DESCRIPTION

62 Elmhurst Road comprises a two-storey semi-detached Edwardian dwelling, located within Redlands Conservation Area. The dwelling has a pitched roof with a gabled frontage. A large two storey outrigger projects to the rear, with a single storey garage extension beyond. The site has gated access onto Marlborough Avenue at the rear. The dwelling is notable for its decorative mouldings and patterned brickwork. The surrounding area has a verdant residential character, broadly comprised of large detached and semi-detached properties of varying styles and design, dating to the Victorian and Edwardian periods. Several of the neighbouring properties have undergone extensions and enlargement. The site is subject of an Article 4 direction restricting the change of use from a Class C3 dwelling to a Class C4 HMO. A Green Link is located to the north of the site. The site is not listed or within the setting of any listed building, but it does fall within the Redlands Conservation Area.



Extract from the location plan (left) and the site within the conservation area (right)

Site visit date: 18/12/2025

Site visit photos:



PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single-storey side extension, and a single storey rear extension to replace the existing rear garage projection. The proposal also includes the removal of an existing door and the enlargement of an existing window opening in the side elevation of the dwelling.

Plans/documents considered:

Location Plan received 26th November 2025

Drawing No.00525-03 – Existing Elevations received 26th November 2025

Drawing No.00525-02 – Existing Loft Floor and Roof Plan received 26th November 2025

Drawing No.00525-01 – Existing Ground and First Floor Plans received 26th November 2025

Design and Access Statement received 26th November 2025

Drawing No.00525-08 A – Location and Block Plan received 26th January 2026

Drawing No.00525-06 A – Proposed Elevations received 26th January 2026

Drawing No.00525-05 A – Proposed Loft and Roof Plans received 26th January 2026

Drawing No.00525-04 A – Proposed Ground and First Floor Plans received 26th January 2026

Proposed Elevations:



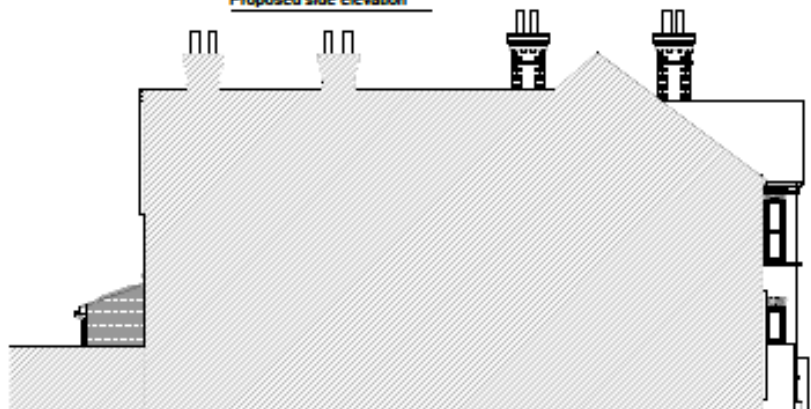
Proposed front elevation



Proposed side elevation



Proposed rear elevation



Proposed side elevation

CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 18th December 2025 for a period of 21 days. One letter of objection has been received with regard to the following:

- Scale

- Loss of sunlight/daylight
- Party wall
- Impact On street scene

Material considerations will be assessed in more depth below.

RBC Conservation Officer Comments

The Conservation Officer said that in principle, the proposed extensions are acceptable, as had been advised under a pre-application enquiry.

The Conservation Officer suggested some revisions to the side extension, especially its appearance from the front and public realm. The historic application for the semi-detached pair at No. 64, for alterations to the existing side garage, due to decorative brickwork and corning on the side elevation, the height of the garage was arranged not to block these features, which are visible from the streetscene. As the subject building has the same architectural characteristics with its semi-detached pair at 64, the Conservation Officer suggested exploring other options for the height and roof form of the proposed extension. The other concern was that the proposal included some brickwork detailing copying the one on the main building. It was considered that this would result in a 'pastiche' look and would appear or be perceived as a historic element to the main building. The Conservation Officer, therefore, suggested the use of only one colour brick.

The use of brick, slate and timber -for the fenestration- is supported by the Conservation Officer.

For the rear extension, the Conservation Officer suggested that the replacement element could have some modern features to blend with historic ones. For instance, the proposed sash window under an arch on the side elevation could be redesigned to have a soldier course for the lintel above the window with large glazing that would reflect today's architecture. However, as this is at the rear, it was not considered essential. The Conservation Officer confirmed that the scale, height and mass for the rear elevation would be acceptable.

Discussions with applicant

Following comments made by the Conservation Officer and concerns raised by the neighbouring occupier, the Planning Officer relayed these observations to the applicant and requested some minor amendments to the scheme. Revised plans were subsequently submitted. Although the proposed side extension continues to include brick detailing, the harm is not considered to be so significant as to warrant refusal on this basis.

RELEVANT PLANNING HISTORY

131518/FUL – Demolition of rear extension and erection of replacement extension, alterations to fenestration, new driveway and gated access – Permitted 24/01/14

151021/NMA – Non-material amendment to 131518/FUL – Agreed 03/07/15

161327/NMA – Non-material amendment to 131518/FUL – Agreed 11/08/16

191695/HOU – Demolition of rear extension and erection of replacement extension, alterations to fenestration and loft conversion – Permitted 25/02/20

220202/PRE - Single storey side and rear extensions following demolition of existing garage – Advice given

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.

LEGAL AND PLANNING POLICY CONTEXT

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
EN6 (New Development in a Historic Context)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021

Other relevant documents

Redlands Conservation Area Appraisal 2008

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'.

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 EN1 states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Policy EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced. Policy EN6 states new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.

The proposed rear extension is considered subservient to the existing. The depth of the rear extension does not exceed the 4m guidance within the design guide to house extensions SPD, furthermore, it does not project as far as the existing structure it is replacing (albeit the width would be increased slightly, the overall footprint would be reduced). The demolition of the existing, non-original, rear garage projection would not compromise the character and appearance of the building. The proposed rear extension is considered appropriate in terms of design, with materials to match the existing. The mono-pitched roof over the proposed single storey rear extension is considered suitable as it would integrate well with the form of the existing building, and it would sit comfortably below the rear first floor window above. The windows and doors within the extension would reflect those of the existing dwelling. Overall, due to the combination of the design, materials, and modest scale, it is considered that the proposed rear extension would not be harmful to the character of the main dwelling or neighbouring properties and it would enhance the appearance of the building at the rear by removing the existing garage projection.

Following officer concerns, as mentioned earlier in the report, revised plans were submitted for the proposed side extension. It is considered that the design of the revised side extension would be sympathetic to both the host dwelling and the character and appearance of the conservation area. The side extension would be single storey in nature and set slightly back from the front and rear elevations of the main dwelling. The width would not exceed half that of the original dwelling, ensuring it remains clearly subordinate, and in accordance with the guidance within the Design Guide to House Extensions SPD. The amended roof form over the proposed side extension is considered acceptable and would not block the decorative corncicing on the existing side elevation of the dwelling. Although the side extension would be visible from the Elmhurst Road street scene, it is not considered to cause significant harm to the appearance of the surrounding area.

Other properties within the vicinity have been altered/extended, including a side extension to the attached neighbouring property, and, therefore, the development is not considered out of character. The side extension is sufficiently set back from the roadside and there would remain sufficient space on the existing driveway for two vehicles.

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 rear extension would be more noticeable to the neighbouring property at no.64 Elmhurst Road as the built form would be brought closer to the common boundary, however, the scale of the development is fairly modest and there are no identified risks of it appearing overbearing. Furthermore, there are no identified risks in relation to loss of sunlight and daylight, or loss of privacy or overlooking. There are also no amenity concerns for no.64 Elmhurst Road in relation to the proposed side extension.

Revised plans were received for the proposed side extension to reduce its impact on the appearance of the Conservation Area and to lessen its effect on the amenity of the neighbouring property at no.60 Elmhurst Road. The overall height of the proposed extension has been reduced, and it has been set off the boundary further. An informative is attached to this permission to remind the applicant that during the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996). With regards to loss of light for this neighbour, the only affected opening is the entrance door which is located in the side elevation of no.60 Elmhurst Road. The door is not a principal habitable room window. Furthermore, the single storey height of the proposed extension limits the massing and dominance and causes limited shadowing. The scale of the proposed side extension remains proportionate to the host dwelling and given its modest eaves height combined with its roof form (sloping away from the neighbouring property), it is not considered to create an undue sense of enclosure. As such, no significantly detrimental adverse impacts are envisaged to neighbouring amenity of number 60 Elmhurst Road as to warrant refusal on this basis.

For existing / future occupiers of the application dwelling, the proposed works will improve the quality of accommodation at the site. Furthermore, the amount of remaining amenity space is considered acceptable.

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.

RECOMMENDATION - GRANT

Recommended Conditions:

Time Limit

Materials

Approved Plans