

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/25/1714 Householder planning permission

Address: 21 RILEY ROAD, TILEHURST, READING, RG30 4UX

Proposal: Erection of a single storey side and rear extension. (amended)

Applicant: Bushra Nouman

Received date: 27/11/2025

Target Decision date: 13/02/2026 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwelling located on the west side of Riley Road, towards the end of the cul-de-sac. The dwelling has an existing detached garage set further back from the frontage, behind the main house. The site also benefits from a spacious front garden, enclosed by brickwork and a hedge. The surrounding area is predominantly residential.



Fig 1: View from the front of 21 Riley Road (23/12/2025)

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for the erection of a single-storey side and rear extension. The existing detached garage would be removed to facilitate the proposed single-storey extension, which would measure approximately 2.86 m in width and extend along the shared boundary with 23 Riley Road for approximately 10.5 m, 3 m beyond the existing rear building line of the main house.

The proposed roof would consist of a gable to the front and a flat roof to the rear, with an eave height of approximately 2.5 m and an overall height of 3 m. One large window, similar in design and size to the existing ground-floor front window, would be installed in the front elevation of the new extension, and a smaller window would be positioned on the rear elevation. A new rear window would also be added to the ground floor of the existing main house to provide natural light to the existing kitchen. The proposed internal layout is intended to provide a study, play area, and wet room. The proposed bricks, windows and roof tiles would match the existing dwelling.

The proposal would also provide two on-site parking spaces within the front garden. To facilitate this, the existing front driveway would be removed and replaced with lawn, and the current vehicle access would

be closed with hedge planting. Part of the existing boundary wall and hedge would be removed to create a new vehicle access into the front garden. A long strip of hard-standing would extend from the new vehicle entrance to the front door, while two parking spaces would be positioned parallel to the frontage of the main house.

Plans considered:

- Drawing No. B001 – Existing Location Plan
- Drawing No. PR0001-001 – Existing Floor Plans dated 27/10/2025.
- Drawing No. PR0001-002 – Existing Roof Floor Plan dated 27/10/2025.
- Drawing No. PR0001-003 – Existing Front and Rear Elevations dated 27/10/2025.
- Drawing No. PR0001-004 – Existing Side Elevations 1 & 2 dated 27/10/2025.
- Drawing No. PR0001-005 – Proposed Floor Plans R1 dated 18/01/2026.
- Drawing No. PR0001-006 – Proposed Roof Floor Plan R1 dated 18/01/2026.
- Drawing No. PR0001-007 – Proposed Front & Rear Elevation R1 dated 10/11/2025.
- Drawing No. PR0001-008 – Proposed Side Elevation 1 & 2 R1 dated 18/01/2026.
- Drawing No. PR0001-009 – Existing Block Plan dated 03/08/2025.
- Drawing No. PR0001-010-R2 – Proposed Block Plan dated 27/01/2026.
Received 29/01/2026.



Fig 2: Existing and proposed plans and elevations

Planning Officer's note: The existing and proposed plans include a front porch which had not yet been erected at the time of the Officer's site visit on 23/12/2025 but was previously approved under permission PL/25/1026. As such, the porch does not form part of the assessment of this application.

3. PLANNING HISTORIES

- PL/24/1390 - Double Storey Side Extension with Single Storey Rear Extension. Withdrawn 14/03/2025.
- PL/25/1026 - Erection of a single-storey front porch. Granted 09/10/2025.

4. CONSULTATIONS

- RBC Transport Development Control: Object.

This application is for the erection of a single storey side and rear extension, and conversion of the existing garage into additional living accommodation resulting in the loss of the garage.

Local parking standards are set out in the RBC, Revised Parking Standards and Design Supplementary Planning Document (SPD). In line with the adopted parking standards, two parking spaces must be provided for a 3-bedroom dwelling.

It is important that enough parking is provided so that there is not a knock-on effect on the safety and function of the highway through on-street parking. In order to determine whether the property will retain an acceptable level of parking, the applicant is requested to submit a parking layout plan demonstrating that the property has 2no. allocated parking spaces (as per the requirements in the adopted Parking Standards and Design SPD).

Therefore, the Highway Authority objects to the development unless and until the information outlined above is supplied. The applicant has failed to demonstrate that it complies with the Local Planning Authority's standards in respect of vehicle parking. This would be in conflict with Local Plan Policy TR5.

- 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 5: Site notice photo

- Communication with the agent:

Single storey side and rear extension: The originally submitted single-storey side and rear extension had a proposed depth of approximately 14 m. This was considered excessive in scale and disproportionate to the host dwelling. Revised plans were, therefore, required to address these concerns and were subsequently submitted.

Parking requirement: Highways consultation comments have been provided by the Officer to the applicant. A revised plan was required to address the identified parking concerns, and this was submitted. See comments in the assessment below.

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

TR5: Car and Cycle Parking and Electric Vehicle Charging

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’.

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 revised proposal is considered acceptable in terms of character and appearance. The proposed single-storey side and rear extension is modest in scale, with a width of less than 3 m, and a depth that aligns with the combined depth of the main house and the existing conservatory. All proposed materials would match those of the existing dwelling. As such, the development would respect the character of the host property and would not detract from the streetscene.

To facilitate the provision of two parking spaces within the front garden, the proposal includes the relocation of the vehicle access. While part of the existing front boundary wall and hedge would be removed to create the new access opening, this is not considered to result in significant harm to the streetscene. This is because the existing driveway would be removed and replaced with lawn, and the current vehicle access would be closed off and reinstated with hedge planting. Consequently, the overall width of openings within the front boundary would not significantly change. The development is, therefore, not considered to cause material harm to the streetscene.

Accordingly, the proposal complies with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

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 side and rear extension would be single storey and would sit adjacent to the garage at 23 Riley Road. No side-facing windows are proposed. The rear building line of the extension would not project beyond the rear building line of No. 23. Therefore, the proposal is not considered to give rise to harmful impacts in terms of privacy, overbearing impact, or loss of light to No. 23.

The site would retain sufficient private outdoor amenity space following completion of the development.

Transport

Policy TR5 requires that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

The existing detached garage would be removed to facilitate the proposed side and rear extension, resulting in the loss of one parking space. Following communication with the applicant/agent, the Highway Authority has confirmed that the Proposed Block Plan (Drawing No. PR0001-010-R2, dated 27/01/2026 and received 29/01/2026), illustrating two on-site parking spaces and associated landscaping, is acceptable. A condition would be attached to secure the provision and retention of the two proposed parking spaces should the application be approved.

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)

Use of Roof Restricted

Vehicle Parking (As Specified)