

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/25/1837 Householder planning permission

Address: 70 Brunel Road, Reading, RG30 3JL

Proposal: Erection of a two storey side extension and single storey rear extension.

Applicant: Mr H Smith

Received date: 22/12/2025

Target Decision date: 02/03/2026

Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site is a semi-detached property with a hipped roof, located on the north side of Brunel Road, near the cul-de-sac. The property benefits from a notable separation from No. 72, provided by two side access paths.

The site contains an existing rear conservatory and an outbuilding in the rear garden (a Certificate of lawfulness application is under consideration by the LPA in relation to the outbuilding)

2. PROPOSAL AND SUPPORTING INFORMATION

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

The side extension has a width of approx. 2m at ground level it is stepped in from the front elevation by 0.5m and at first floor level it is stepped in by approx. 1m. The side extension would have a pitch roof which pitches away from the shared boundary and a ridge height below the existing. The rear extension has a width of 7m and a length of approx. 4m. The rear extension would connect with the side extension and ground floor creating an 'L' shaped extension. The rear extension has a part flat part sloped roof.



Plans:

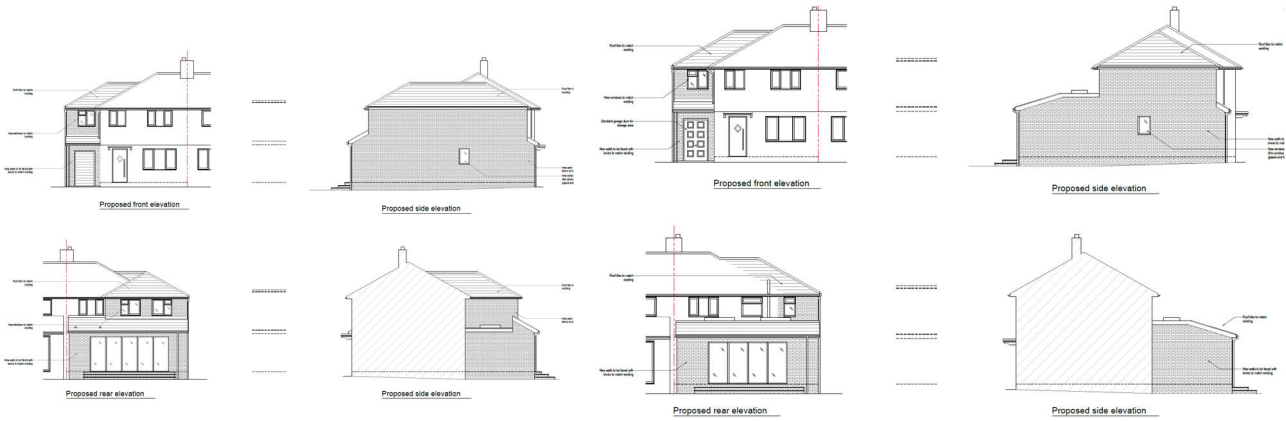
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15225-06- Proposed elevations received 22/12/26
15225-07- Location and block plan received 22/12/26
15225-08- Existing and proposed parking plans received 22/12/26
Supporting Statement received 22/12/26
PRA Report received 22/12/26

Planning History:

PL/25/1305-Part two storey part single storey side and rear extensions and internal alterations. Refused reason for refusals:

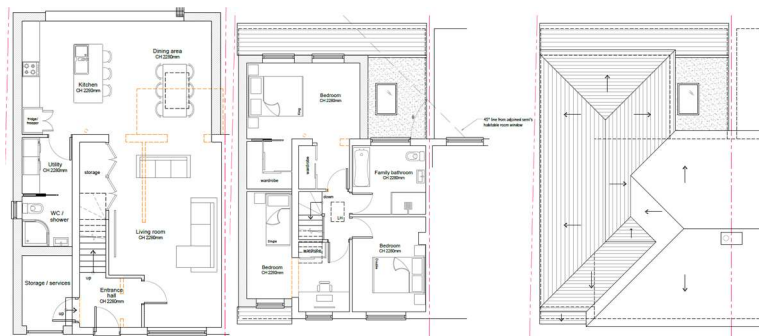
1. The scale, massing, and design of the proposed two-storey side and rear extension, along with the single-storey rear extension, fail to appear subservient or complementary to the host dwelling. The minimal setback from the principal elevation, combined with the extensive depth and wrap-around two storey elements, results in a visually dominant addition that disrupts the character of the street scene. The proposal would also result in the loss of the visual gap between No. 70 and No. 72 Brunel Road, contributing to a potential terracing effect and intensifying the built form in this high-density area. The inclusion of a roller shutter door, unrelated to garage use and aligned with the main building line, further detracts from the residential character. Additionally, the roof design of the single-storey rear extension is unsympathetic to the architectural style of the host property. The proposal is therefore contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019.
2. The proposed development, particularly the two-storey side extension built along the boundary with No. 72, would appear overbearing and visually dominant to the neighbouring occupiers. The overall scale and siting of the development would result in an unacceptable impact on the visual amenity of neighbouring residents. The proposal, therefore, fails to comply with Policy CC8 of the Reading Borough Local Plan 2019.
3. The proposal fails to provide sufficient detail regarding on-site parking provision and vehicle access arrangements. In particular, it does not demonstrate how two on-site parking spaces would be accommodated or whether alterations to the existing vehicle crossover or grass verge (including the presence of a tree) would be required. In the absence of this information, the proposal is considered to have an unacceptable impact on highway safety and amenity, contrary to Policy TR5 of the Reading Borough Local Plan 2019.

The proposal has been amended since the refusal. The current proposal at would be stepped in from the front elevation by 0.5 at ground floor level and the first floor by 1m. The first-floor rear extension has been removed.



Refused (PL/25/1305)

Proposed



Refused (PL/25/1305)



Proposed

PL/25/1847-Lawful Development Certificate (Existing) for a detached outbuilding within the rear garden.
Under Consideration

3. CONSULTATIONS

RBC Transport Development Control

The proposed works do not change the existing on site parking arrangements. No changes are proposed to the existing vehicle crossing.

There are no Transport objections to this application.

Ecology

The application site is a semi detached building in Southcote, Reading. The site lies 115m north of the Holybook Local Wildlife Site, 120 from Southcote allotments and less than 180m from Fobney and Kennet Valley Meadows Local Wildlife Site, all of which provide optimal bat foraging habitat.

Planning application PL/25/1305 for a large side and rear extension was refused for non ecological reasons. The current application is for a smaller extension. We originally requested a bat survey and this had since been undertaken. The bat survey (Urban tree Experts, October 2025) found no bats or evidence of bat roosting. As such, there are no ecological objections to the application

A site notice was displayed at the application site 26/1/26 and one letter of representation was received. This can be summarised as:

- Concern regarding side window
- Consultation date online was inaccurate
- The side extension can be seen from the public highway the application form is therefore incorrect.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Local Plan Partial 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 consultation version of the draft update of the Local Plan was published on 6th November 2024.

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 these applications listed above 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’

The Local Plan Partial Update was submitted to the Secretary of State on 9th May 2025. Submission marks the beginning of a process of public examination led by an independent Inspector. Due to the stage of examination, the draft Local Plan can be afforded limited weight.

National Policy

National Planning Policy Framework 2024

National Planning Practice Guidance 2014 onwards

Reading Borough 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 SPG 2021

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. 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 side extension is stepped in from the front elevation and has ridge height below the existing. The rear extension is single storey, as such the extensions are considered to be subordinate to the existing dwelling. The side extension is sited away from the shared boundary (albeit slightly). In addition, the side extension is staggered from the front elevation and the roof is pitched away from the shared boundary it is not considered to result in a terracing affect. The extension would be constructed in materials to match the existing dwelling which ensures the proposal assimilates. Due to the above reasons the proposal is considered to have an acceptable design and complies with policy H9 and CC7 of the Reading Local Plan.

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.

Regarding No. 72 which lies to west of the application site, the side extension would be sited slightly off the shared boundary with minimal separation distance. However, No.72 is stepped in from the shared boundary. The first-floor side extension would not extend beyond the existing rear elevation, with the rear extension being single storey, with the roof pitch away from the shared boundary. It is not considered the proposal would be overbearing or visually dominant as viewed from No.72.

The proposed window on the side elevation would have views to No.72. Though, as the window would be obscure glass and at ground floor level partially mitigated by boundary treatment screening, it is not considered this would harm the privacy of No.72. A condition will be included to ensure that this is a non-opening window, and obscurely glazed. It is also important to acknowledge the existing house has a side window at first floor level as such there is already views in this direction.

Regarding No.68 which lies to the east the proposed rear extension does not extend beyond the rear extension of No.68 and is a single storey. The proposed side extension would not extend beyond the existing rear elevation. Due to these reasons the proposal is not considered to have an impact on the amenities of No.68.

The proposal would result with windows at first floor level on the front and rear these would have the same outlook as the existing windows and is therefore not considered to impact neighbouring amenities.

Transport

Policy TR5 requires that the 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 proposal results in two parking spaces located at the existing hard standing at the front of the property as such the proposal is considered to comply with policy TR5.

RBC Transport Development Control were consulted and raised no objection subject to conditions.

Other matters

With regard to trees, Natural Environment provided a response to application PL/25/1305 of no objection their responses states "I can confirm I have no objections to the above application. The trees in the adjacent properties will not be impacted as they are of an appropriate distance from the proposal".

In terms of ecology, the RBC Ecologist raised no objection the bat report submitted with PL/25/1305 which was provided with this application, and is still considered to be in date.

Other Matters

Regarding the letter received, a site notice was displayed at the application site and the LPA would take into consideration any letters of representation received up to the date of finalising the report as such neighbours were given an opportunity to comment. While it is acknowledged the side extension would be visible from the public highway, officers have taken that aspect into consideration as well as the amenities of neighbouring property, these matters have been addressed within the report. Please note that no letter will be sent to neighbouring properties regarding the application, this officer report justifies the LPA decision.

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:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

3. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

4. The flat roof area of the extension hereby permitted shall not be used as roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only.

REASON: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises, in accordance with the requirement of Policy CC8 of the Reading Borough Local Plan 2019.

5. The extensions hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed ground floor side window shall not be openable below a height of 1.7 metres when measured from the floor level of the room within which it is located [if over stairs or void then specify an alternative level e.g. the first floor level]. The window shall be glazed with obscure glass before first occupation of the development hereby approved and shall be maintained as such at all times thereafter.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.