

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: PL/25/1409 Householder planning permission

Address: 6 CLEVEDON ROAD, TILEHURST, READING, RG31 6RL

Proposal: Proposed erection of a single storey rear extension to create a granny annexe, and an air source heat pump to the rear

Applicant: Mr John Zelenik

Received date: 01/10/2025

Target Decision date (agreed extension): 05/03/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site comprises a two storey detached property with a two storey front projection and single storey front porch extension. The property is set back from the roadside with an in-out driveway. The property has a large rear garden and there are a row of garages at the end of the garden (2 of the garages are owned by neighbouring properties). In 2017 a lawful development certificate was granted for the conversion of the 3 garages into one larger garage and an art studio. The host dwelling is set back from the neighbouring property at 10 Clevedon Road, and the neighbouring property at 4 Clevedon Road is located at an angle on its corner plot. The surrounding area is predominantly residential of mixed styles and designs.



Extract of the location plan

Site visit date: 14/01/2026

Site visit photos:



4. RELEVANT PLANNING HISTORY

PL/94/0729 – New chimney on west elevation. APPROVED 11/07/1994 PL/16/0954 - 2 storey rear extension and single storey rear extension. Front porch and bay window. Loft conversion with 2 rear dormer windows and a velux window. APPROVED 14/07/2016

PL/17/0160 - Certificate of lawfulness for proposed conversion of 3 garages into a garage and art studio. APPROVED 20/03/2017

PL/17/0178 - New front entrance and bay window, 2 storey rear extension, loft conversion with rear dormer and velux windows and alterations to roof of art studio and garage with front canopy. Resubmission of planning application 160954. APPROVED 13/04/2017

PL/25/0753 - Single storey rear extension. APPROVED 01/08/2025

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN14 (Trees, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 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. 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’.

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.

Although the depth of the proposed extension is considered fairly large and would exceed the 4m guidance for rear extensions within the Design Guide to House Extensions SPD, the width of the extension is less than half the width of the original house, and the extension is single storey in nature only. Furthermore, the extension is slightly set away from the closest side boundary. The garden is capable of accommodating an extension of this size and the extension is considered subservient to the dwelling and the plot. Overall, in this instance, the proposed extension is considered acceptable in terms of scale. It is worth noting that a single storey rear extension with a depth of 8m can be erected under the extended permitted development rights for a detached dwelling (provided there are no objections from neighbours and all other relevant criteria are met). It is not considered that the extension would dominate the existing property. The extension would be contained at the rear of the site, causing minimal harm to the Clevedon Road street scene. In terms of design, the proposal is considered acceptable, the proposed extension would integrate well, the external walls would be bricks to match the existing dwelling, with an element of cladding, and a mono-pitched roof finished with tiles to match the existing roof. The proposal is not considered out of character for its location as there are a variety of rear extensions within the vicinity, including at both neighbouring properties.

Overall, the proposal is not considered to cause harm to the character of the existing dwelling or the wider area and therefore complies with policies H9 and CC7.

Residential Amenity

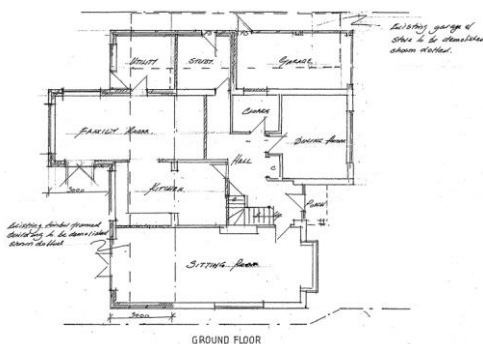
Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

Due to the single storey nature of the proposed development, there are no identified risks in terms of loss of privacy for neighbouring amenity overlooking concerns.

There is a significant distance between the proposed extension and the neighbouring property at number 4 Clevedon Road, therefore, no adverse impacts are envisaged for this neighbour.

The neighbouring property most likely to be affected by the development is the neighbouring property at no.10 Clevedon Road. However, given the single storey nature of the proposed extension, combined with the proposed pitched roof form, and the modest height of approximately 2.4m set off the boundary, it is not considered that the proposed development would cause significant detrimental harm to no.10 with regard to overbearing affects.

Historic planning records for the neighbouring property show that the room closest to the neighbouring boundary serves a utility room (see extract below). The closest habitable room would be the projection which is described as the family room. This space has two windows serving it as well as patio doors and roof windows. Therefore, it is not considered that the proposed extension would be significantly detrimental to this neighbour with regards to loss of light. The amended block plan submitted shows that the 60 degree line of light would not be breached. Furthermore, when compared to the existing arrangement, there is currently a long high hedge along the boundary with this neighbour.



The proposal includes an air source heat pump. The environmental health officer has reviewed the case and raised no concerns with regards to noise. It is worth noting that air source heat pumps can be installed under householder permitted development rights (subject to meeting relevant criteria).

As mentioned earlier in the report, an extension of the proposed size and scale could also be achieved under the Householder Prior Approval process (extended permitted development rights for rear extensions), subject to there being no objections from adjoining neighbours.

For current and any future occupiers of the host dwelling, the proposed works would facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposed development is considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

Other matters

The proposal would not affect the main roof of the dwelling so it is unlikely that bats would be affected by the development.

The proposal would not result in the loss of parking and no changes to the existing dropped vehicle crossing are proposed.

As there are trees within 15m of the proposed development, a tree report and tree protection plan have been submitted to illustrate that trees would not be harmed.

It is considered necessary to attach a condition to this planning permission to ensure that the use of the proposed extension remains ancillary to the main dwelling.

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 - GRANT

Recommended Conditions:

Time Limit

Materials

Approved Plans

Ancillary Use

Arboricultural Method Statement (as specified)