

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Battle Ward

App Ref: PL/25/1460

Address: 90 STONE STREET, READING, RG30 1HU

Proposals: Proposed part single-storey and part two-storey rear extension

Case Officer: Mishga Marshall

Applicant: Mr Howard Thomas

Date received (valid from): 13/10/2025

Target Decision date: 30/12/2025

Agreed EOT Decision date: 04/03/2026

1. SITE DESCRIPTION

The proposal site is a two storey end of terrace dwelling on the northern side of Stone Street, on the boundary of a residential and commercial area. It is not a listed building, nor does it fall within a conservation area. The surrounding residential area is predominantly terraced dwellings. To the north of the dwelling site is a Core Employment Area (Portman Road). This site forms part of a Green Link.

Site visit date: 20/11/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for the construction of a part single storey and double storey double storey rear extension.

The single storey element would extend approx. 4.5m in depth, and be the full width of the dwelling, approx. 6.16m. With a pitched roof, at its highest point measuring approx. 3.5m and at its eaves approx. 2.7m.

The double storey element would extend approx. 3.1m in depth, and be the full width of the dwelling, approx. 6m. With a hipped roof.

During the site visit, the applicant stated that they intend to submit further planning applications for new dwellings on the land adjacent to 90 Stone Street. They also noted that a similar proposal had previously been approved. The application referenced is PL/02/0654, which was permitted in principle subject to a Legal Agreement. There appear to be no subsequent applications that discharged the conditions associated with that agreement.

However, regardless of whether such a proposal was previously permitted, and irrespective of any future application the applicant may submit for a similar form of development, it should be noted that every planning application is assessed on its own merits. The assessment below relates solely to the current proposal, which seeks planning permission for the construction of a part single-storey and part double-storey rear extension.

Plans submitted received 13th October 2025:

HB_001 Location Plan dated 09/10/2025

~~HB_002 Existing Site Plan dated 09/10/2025~~

HB_003 Existing Floor Plans dated 09/10/2025

HB_004 Existing Elevations dated 09/10/2025

~~HB_005 Proposed Site Plan dated 09/10/2025~~

HB_006 Proposed Demo Plans dated 09/10/2025

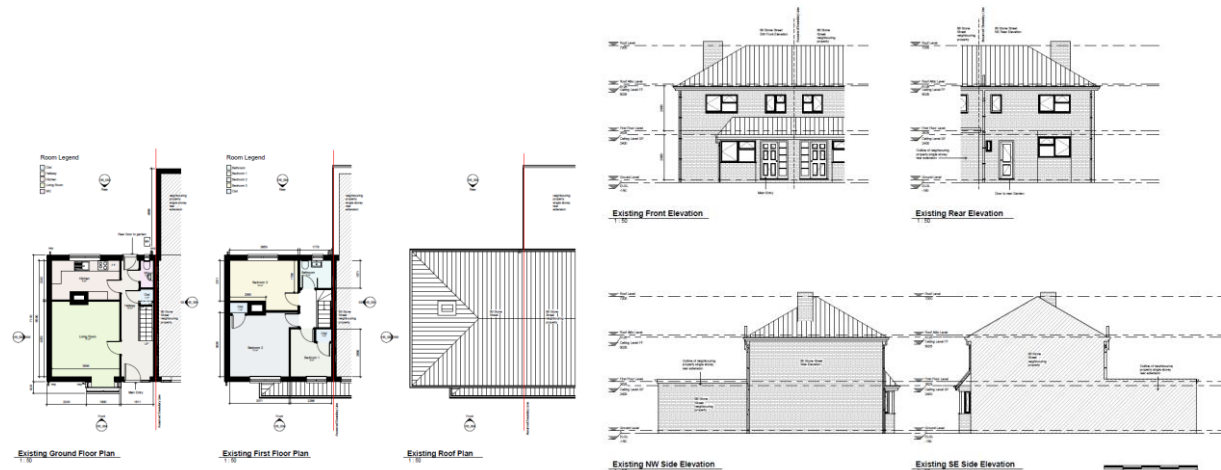
HB_007 Proposed Floor Plans dated 09/10/2025

HB_008 Proposed Elevations dated 09/10/2025

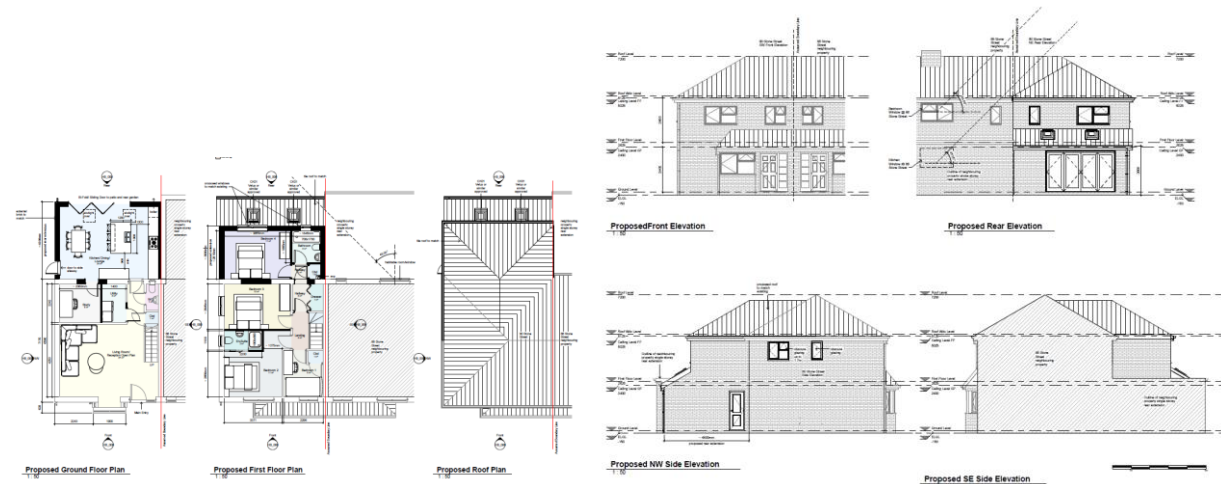
Plans submitted received 15th December 2025:
 HB_002 REV A Existing Site Plan dated 15/12/2025
 HB_005 REV A Proposed Site Plan dated 15/12/2025

Plans submitted received 16th February 2026:
 RS3059_PRA_a Updated Preliminary Roost Assessment [Prepared by: John Wenman MCIEEM / John Wenman Ecological Consultancy LLP] dated February 2026

Existing Plans:



Proposed Plans:



3. RELEVANT PLANNING HISTORY

PL/98/0486 - Two storey side extension - Historical Decision
 PL/99/2470 - Erection of 2 x 2 Bedroom Flats - Refused
 PL/00/0046 - Erection of 2 x 2 bedroom flats with associated parking - Refused
 PL/01/1011 - Erection of 2 x 2 bedroom semi detached houses - Refused
 PL/02/0654 - Two pitched roof semi-detached houses on land adjacent to 90 Stone Street - Permitted subject to Legal Agreement

4. CONSULTATIONS

Site notice displayed on 20/11/2025

No neighbour letters of representation have been received.

RBC Ecology: The bat survey report (John Wenam, February 2026, ref: RS3059_PRA_a) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal.

There are therefore no objections to this application on bat related ecology grounds.

However, as per our previous memo, although the DAS states that the proposal complies with local policies regarding biodiversity, no evidence has been provided to show this is the case. As such and as the site lies on a green link as per policy EN12, a condition should be set to secure biodiversity enhancements across the site.

RBC Natural Environment: Although the proposal is acceptable in principle, the site lies within a low canopy cover ward, along two treed corridors, and sits on a prominent corner. It is therefore considered reasonable for the scheme to include landscaping and tree planting to mitigate vegetation loss. There is ample space for additional planting along the boundary on Portman Road and within the open western area. The current short length of native hedge planting is insufficient given available space. Even if future development is anticipated, appropriate landscaping can still be delivered now. A landscaping condition is recommended.

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 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)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPG 2021

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 application property is an end-of-terrace dwelling occupying a prominent corner plot and is therefore visible within the surrounding street scene. Notwithstanding this, the proposed extensions are located to the rear of the dwelling and would be viewed in the context of the existing built form and surrounding residential development.

The proposed two storey rear extension would project approximately 3.1m and incorporate a hipped roof form which assists in reducing perceived bulk and massing. The single storey rear extension would extend approximately 4.5m across the width of the dwelling with a pitched roof form measuring approximately 3.5m in height at the ridge. Whilst the extensions would span the width of the dwelling, the overall scale and proportions are typical of domestic extensions and would remain subordinate to the host property due to the set down from the main roof ridge. The materials would match those of the existing property which would assist in integrating the proposals and not material harm is considered to arise to the host property or wider area.

Whilst the single storey rear extension would contrast with the flat roof of the neighbours extension, it is not considered to be so harmful to cause material harm. Similarly, whilst two storey extensions are not prevalent in the immediate area, they are in existence further south east along Stone Street and given would be at the end of terrace, would almost 'frame' the end of the row of terraces - in a similar manner to that at 60 Stone Street. No material harm considered to arise.

The proposed fenestration is considered suitable for a modern rear extension and would provide an appropriate level of natural light into the extended space while preserving the overall appearance of the dwelling. Due to its corner-plot location, the extension will be visible from the public highway and will therefore have some presence within the street scene. However, because the extension reflects the existing angles and form of the original dwelling, and is designed with a set-down, it is not considered to result in any detrimental impact on the character or appearance of the street scene.

As such, the development is considered acceptable, in compliance 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 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 only adjoining neighbouring property is No. 88 Stone Street, located to the east, which benefits from an existing single storey flat roof rear extension of approximately 4m in depth.

The proposed two storey rear extension would project approximately 3.1m and, although full width, the submitted plans demonstrate compliance with the commonly applied 45-degree guideline when assessed from neighbouring habitable room windows. The hipped roof form further reduces perceived bulk.

The proposed single storey rear extension would not extend beyond the depth of the neighbouring rear extension and would remain limited in height, with eaves of approximately 2.7m and a ridge height of approximately 3.5m. This relationship ensures the development would not introduce additional harmful impacts beyond the existing built form.

No first floor side windows are proposed facing the neighbouring property and therefore there would be no unacceptable loss of privacy. For the avoidance of doubt and to safeguard neighbouring amenity, a condition is recommended preventing the insertion of any additional openings in the side elevation without planning permission.

It is noted that first floor windows are proposed on the west flank elevation of the existing property facing towards the junction of Portman Road with Wigmore Lane and are stated as being obscure glazed. Given the location of these windows, facing towards the land adjacent to No. 90 Stone

Street and the junction, it is not believed that there would be any undue harm on privacy. As such it is not requirement for these windows to be obscure glazed as stated in the approved plans. Furthermore given that one of these windows would be the sole window to a bedroom, obscure glazing would create poor amenity for that window, impacting the amount of light the bedroom as able to obtain. As such for the protection of the amenity of this bedroom is recommended which, notwithstanding what is shown on the plans, this window will remain glazed only.

Overall, the proposal is not considered to result in unacceptable loss of light, outlook, privacy or an overbearing impact and complies with policies CC8 and H9.

Natural Environment and Ecology

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced. Policy EN12 states that on all sites, development should not result in a net loss of biodiversity and geodiversity and should provide a net gain for biodiversity wherever possible.

The submitted Preliminary Roost Assessment concludes that the risk of bats being affected is minimal, which is accepted by the Council's Ecology Officer. As the site lies within a green link corridor and insufficient information has been provided to demonstrate biodiversity enhancements, it is reasonable to secure such measures by condition in accordance with local policy and the NPPF. Subject to condition, the proposal is acceptable in ecological terms.

The site lies within a ward identified as having one of the lowest levels of tree canopy cover in the Borough and is positioned along two designated 'treed corridors'. The proposal also occupies a visually prominent corner location where existing vegetation has already been removed. As a result, it is important that development incorporates meaningful soft landscaping to mitigate for vegetation loss, enhance local character, and contribute to wider green infrastructure objectives. Sufficient space exists within the site to accommodate new tree and hedge planting. Although the applicant has suggested that further proposals for additional dwellings may come forward on the wider corner site, this does not preclude appropriate planting being secured at this stage, as landscaping can be designed to integrate with or be retained as part of any future layout. A pre-occupation condition requiring the submission, approval and implementation of a landscaping scheme is therefore considered necessary and reasonable to ensure canopy cover enhancement, biodiversity benefits, and improved visual amenity in accordance with Policies CC7, EN12 and EN14 of the Reading Borough Local Plan 2019. Subject to condition, the proposal is acceptable in Natural Environment terms.

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

Recommended Conditions:

Time Limit

Approved Plans

Materials

Protective Tree Measures

No New Openings

Biodiversity Enhancements (To Be Approved)

Bedroom not to be obscurely glazed

PD Right Removed (Class B)

Landscaping Scheme (To Be Approved)