

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Katesgrove Ward
App Ref: PL/26/0026
Address: 2 CLENT ROAD, READING, RG2 0ES
Proposals: Single storey rear extension
Case Officer: Mishga Marshall
Applicant: MR PAVI GEHLOT
Date received (valid from): 12/01/2026
Target Decision date: 09/03/2026

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on Clent Road. The property is set back from the road by way of a paved driveway. There is an existing conservatory at the rear, and a standalone single garage at the side of the property. Clent Road is a residential cul-de-sac comprised of semi-detached dwellings in similar character. The property is not listed nor in a conservation area. The site is located within an Air Quality Management Area.

Site visit date: 02/03/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey rear extension to replace the existing conservatory. The proposed extension will measure 4m in depth and extend across the width of the main dwelling. The extension will have a pitched roof with 2x proposed roof lights. New windows are proposed at side and rear elevations and a new external door at the rear elevation.

Materials will match those of the host property.

This is a resubmission following the expiry of Planning ref. PL/22/0910.

Plans submitted received 12th January 2026:

Location Plan dated 20th May 2022
1135-A Existing Ground and First Floor Plans dated Jan 2026
1135-B Proposed Ground Floor Plan dated Jan 2026
1135-C Existing and Proposed Rear and Right-side Elevations dated Jan 2026
1135-E Block Plan dated Jan 2026

3. RELEVANT PLANNING HISTORY

PL/22/0910 - Single storey rear extension (amended description) - Approved on 16/11/2022; not implemented/

4. CONSULTATIONS

Site notice displayed on 23/01/2026

No neighbour letters of representation have been received.

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)

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.

It is noted that planning permission was granted for the same proposal under application 22/0910. There has been no change in policy legislation or significant change in site circumstances since the approval. For completeness, the proposal has again been assessed:

The proposed rear extension would replace an existing conservatory and would not result in a cramped layout. Due to its single storey nature, the extension would remain subservient to the main dwelling. Several neighbouring properties on Clent Road, including the adjacent No. 1, feature similar single-storey rear extensions, and therefore the proposal would not appear out of character within the street scene. As the development would not be visible from the wider public realm, it would have no impact on the wider character of the area. The proposed fenestration is in keeping with the host dwelling, and the materials are proposed to match the existing which is appropriate and will assist with integration.

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 adjoining semi No.1 Clent Road has the benefit of a rear extension adjacent the common boundary. The proposed extension would not project past this. No material loss of amenity is considered to arise in terms of loss of light, overshadowing, or overbearing impact.

There are no identified concerns regarding privacy or overlooking, as there is sufficient distance between the application site and No. 3 Clent Road to mitigate any potential impact from the proposed side elevation window. Any views would be across to the rearmost part of the garden of No.3 Clent Road and not unacceptable. No overbearing effects are anticipated, although the land slopes down towards Shenstone Road—resulting in the application site being positioned at a higher level—this is not considered to give rise to harmful overbearing impacts due to the distance and single storey nature of the proposals.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

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

Materials

Approved Plans