

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/25/1823

Address: 17 BEECHWOOD AVENUE, TILEHURST, READING, RG31 5BJ

Proposals: External Front Porch

Case Officer: Mishga Marshall

Applicant: Mr Oliver Khondoker

Date received (valid from): 19 December 2025

Target Decision date: 13 February 2026

Agreed EOT Decision date: 9 March 2026

1. SITE DESCRIPTION

The application site is a two storey semi-detached property located at the end of Beechwood Avenue. It is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential, with a mixture of detached and semi-detached dwellings.

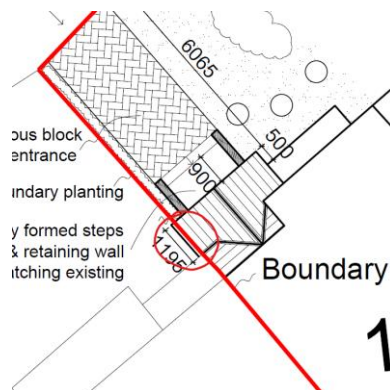
Site visit date: 30/01/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a front porch extension with a pitched roof, the proposed would at its highest measure ~3.5m and ~2.5m at its eaves. It would span a width of ~3.2m and a depth of ~1.2m maximum.

No works have been undertaken or started in relation to the proposed extension development.

During the process of assessment it was noted that the proposed extension, extended beyond the boundary line.



The applicant was asked to provide clarification, on whether the red boundary line was drawn correctly, the application stated it was, and the size of the proposal was reduced to fit within the existing boundary of the dwelling.

The following assessment is on the amended plans provided on 5th March 2026

Plans submitted received 19th December 2025:

Location Plan

17BWA E.01 C EXISTING: PLANS SECTIONS ELEVATIONS dated December 2025

17BWA E.02 A EXISTING: BLOCK PLAN dated December 2025

~~17BWA P.01 B PROPOSED: PORCH PLANS SECTIONS ELEVATIONS dated December 2025~~

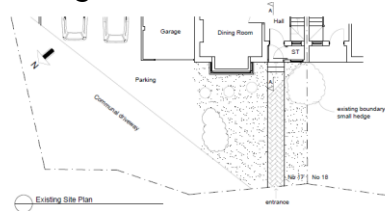
~~17BWA P.02 A PROPOSED: BLOCK PLAN dated December 2025~~

Plans submitted received 5th March 2026:

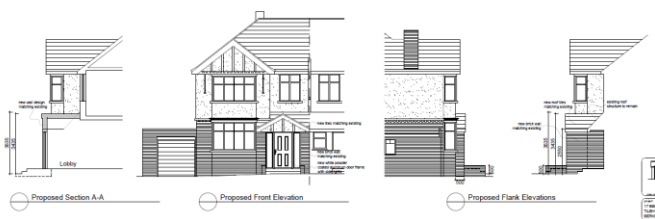
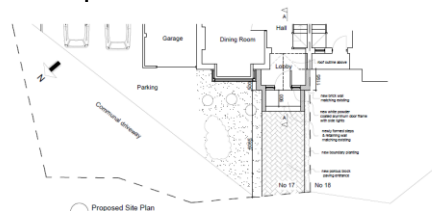
17BWA P.01 C PROPOSED: PORCH PLANS SECTIONS ELEVATIONS dated December 2025

17BWA P.02 B PROPOSED: BLOCK PLAN dated December 2025

Existing:



Proposed:



3. RELEVANT PLANNING HISTORY

PL/90/0121 (FULL) - Erection of single storey rear extension. - Historical decision dated 15/02/1990

PL/07/0294 (OUT) - To erect a detached 2-bed dwelling following demolition of existing garage. - Refused dated 21/03/2007

PL/07/1122 (OUT) - Outline application to erect a detached 2 bedroom dwelling following demolition of existing garage (layout, scale and means of access only) (re-submission of planning application 07/00043/OUT) - Refused dated 11/09/2007

PL/18/0600 (HOU)- Single storey rear extension - Approved dated 14/06/2018

PL/18/2030 (NMA) - Installation box window to rear elevation, increase size bifold door opening and increase size rooflights - Agreed dated 20/12/2018

4. CONSULTATIONS

Site notice was displayed 13/01/2026

No letters of public representation have been received.

The following internal/external consultees were consulted by email.

Transport Development Control - There are no Transport objections to this application, the proposed works do not change or impact on the existing access or parking arrangements. Condition and Informative 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)

H10 (Private and Communal Outdoor Space)

TR3 (Access, Traffic and Highway-Related Matters)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions Supplementary Planning Document (SPD) (2021)

Revised Parking Standards and Design (SPD) (2011)

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. SPD.

“7.4.1 The Council will not normally grant planning permission for front extensions that are excessive in size, height and depth relative to the dwelling on the site and neighbouring buildings. Where there is a prevailing building line within the street, front extensions should not extend beyond that line. Failure to demonstrate a balance of proportions in the case of semi-detached, or terraced property extensions that stretch across the whole of the frontage or compromise the symmetry of design will result in refusal.”

The application seeks permission for the erection of a front porch extension to the principal elevation of the dwelling, which forms part of a semi-detached pair. The existing arrangement at the site is not fully symmetrical. The application property currently has a porch set flush with the front elevation which is likely to have been constructed under permitted development right, though it would be noted that the bricks used do not match the original dwelling. The adjoining dwelling benefits from a recessed porch. Whilst the pair retain a mirrored mono-pitched roof form, the differing porch arrangements mean the front elevations do not presently read as a fully mirrored composition.

The proposal would introduce a modest projecting porch to the front elevation of the application property. The porch would remain subordinate in scale to the host dwelling and would not dominate the principal elevation. Although the proposal would result in a different porch form to that of the adjoining property, it is noted that the pair already display variation in their entrance treatments and therefore do not appear fully symmetrical at present.

In design terms, the proposed porch would utilise materials intended to match the existing dwelling, including brickwork and roof tiles. The pitched roof form would complement the existing roof structure of the dwelling and sit comfortably beneath the larger mono-pitched roof that

characterises the semi-detached pair. As such, the porch would appear as a well-proportioned addition that integrates with the architectural form of the host property.

Whilst the precise porch design is not replicated within the immediate street scene, the surrounding properties display a range of entrance treatments including recessed entrances and enclosed porches. The proposal would therefore not appear incongruous within the wider context.

Overall, the porch extension is considered modest in scale and sympathetic in design and materials. The proposal would not result in harm to the character or appearance of the host dwelling, the semi-detached pair, or the wider street scene. The development is therefore considered to comply with Policies CC7 and H9 of the Local Plan and the guidance contained within the Council's Residential Extensions SPD.

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.

Given the nature and modest size of the proposed extension to the front elevation of the application dwelling, it is not considered to result in harm to other neighbouring amenities through any overbearing effect or loss of privacy. As such, the development is considered acceptable and in compliance with Policies CC8 and H9.

Transport

Policy TR5 states 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 Council's Transport Officer has raised no objection to the proposal. A condition and informative were suggested; however, these are not considered necessary in this instance.

The proposal is therefore not considered to give rise to highway safety concerns and is acceptable in transport terms.

7. CONCLUSION

The proposed front porch extension would be modest in scale and appropriately designed, with materials intended to match the existing dwelling. Whilst the proposal would introduce a different porch form to the adjoining semi-detached property, the pair already display variation in their entrance arrangements, and the development would not result in harm to the character or appearance of the host dwelling or the wider street scene.

The proposal would not give rise to unacceptable impacts on neighbouring residential amenity and raises no highway safety concerns.

The development is therefore considered to comply with Policies CC7, CC8, H9, H10 and TR5 of the Local Plan and the guidance contained within the Council's Residential Extensions SPD. Accordingly, the application is recommended for approval, subject to appropriate conditions.

8. RECOMMENDATION

Recommended Conditions:

Time Limit

Materials (To be Approved)

Approved Plans