

DELEGATED APPLICATION REPORT

Ward: Kategrove

App Ref: PL/25/1792 Full planning permission

Address: 78 Basingstoke Road, Reading, RG2 0EL

Proposal: Extension to existing rear dormer to facilitate additional habitable accommodation.

Applicant: Mr Ameet Ghatahora

Received date: 12/12/2025

Target Decision date (agreed extension): 12/03/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site consists of a 3-storey mid terrace Victorian style dwelling. Number 78 is set back from the main front road with a small open frontage. There are two main access points to the property one off Basingstoke Road itself and the other via a small alleyway off Client Road located to the rear of the property. The property is currently being used as a 9-bedroom HMO.

It is noted that the site does not lie within a conservation area. However, it is adjacent to 64-70 Basingstoke Road which are Grade II Listed Properties.

Google earth image:



Site visit date: 17/02/2026

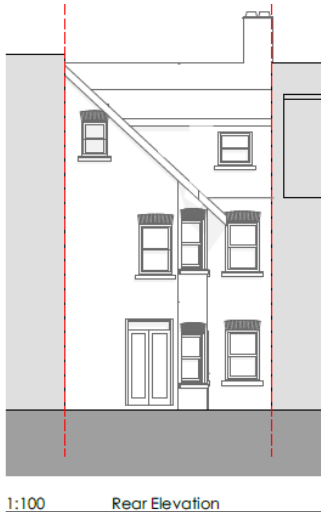
Site visit photos:



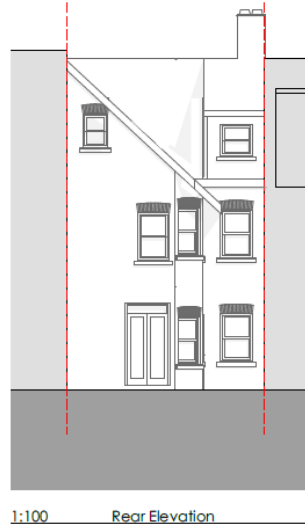
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to extend the existing flat roof rear dormer addition.

Proposed Elevation:



Existing Elevation:



Plans/documents considered:

Application Form received 12/12/2025

Drawing No. 9310-112 – Proposed Elevations received 12/12/2025

Drawing No. 9310-100 – Location Plan received 12/12/2025

Drawing No. 9310-101 – Existing and Proposed Block Plan received 12/12/2025

Drawing No. 9310-103 – Existing Ground Floor Plan received 12/12/2025

Drawing No. 9310-104 – Existing First Floor Plan received 12/12/2025

Drawing No. 9310-105 – Existing Second Floor Plan received 12/12/2025

Drawing No. 9310-106 – Existing Roof Plan received 12/12/2025

Drawing No. 9310-107 – Existing Elevations received 12/12/2025

Drawing No. 9310-110 – Proposed Roof Plan received 12/12/2025

Drawing No. 9310-109 rev A – Proposed Floor Plans received 18/12/2025

Planning Statement received 18/12/2025

3. RELEVANT PLANNING HISTORY

PL/24/0765 - Roof enlargement to facilitate the insertion of 3 rear dormers, single storey rear extension, single storey side/rear infill extension to the existing HMO and the erection of an outbuilding. REFUSED 24/10/24 – Dismissed at appeal.

The refusal reasons for application PL/24/0765:

1. The overall proposed development by virtue of its excessive scale, bulk and mass taken together with its unsympathetic design form and appearance, fails to harmonise with the existing design, character and appearance of the existing dwelling and the wider surrounding area. In addition, the roof enlargements to facilitate the insertion of 3 rear dormers will appear add odds with the existing prevailing pattern of development along this section of Basingstoke Road. As such, resulting in incongruous additions to the existing terrace resulting in a disjointed appearance which is deemed

harmful to the character and design of the existing dwelling and the wider surrounding area. As such the proposal is Contrary to Chapter 12 of the NPPF (Dec 2023) and Policy CC7 of the Reading Borough Local Plan (2019).

2. The proposed single storey rear/side infill extension by virtue of its scale and siting would result in adverse harm to residential amenities of the occupants of Number 80 Basingstoke Road due to overbearing and enclosing effects, contrary to Policy CC8 of the Reading Borough Local Plan (2019).

Planning officer note:

Although the current application relates solely to the extension of the existing rear dormer, there are two additional planning applications currently under consideration which are a material consideration in the assessment of this proposal. One application seeks permission for a single storey rear extension, and the other seeks permission for an outbuilding.

Compared to the previously refused planning application (PL/24/0765), the cumulative impact of the proposals is considered acceptable in this instance, due to the majority of the roof additions being removed from the scheme, and the removal of the single storey side/rear infill extension.

PL/25/1793 – Single storey rear extension. UNDER CONSIDERATION

PL/25/1790 – Outbuilding. UNDER CONSIDERATION

4. CONSULTATIONS

A site notice was displayed at the front of the site by the case officer on 17th February 2026 for a period of 21 days.

No 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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)

EN1 (Protection and Enhancement of the Historic Environment)

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. A pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and is currently at examination.

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 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 appraisal below and are not considered to be ‘out of date’.

6. APPRAISAL

Character and Appearance

Policy CC7: Design and the Public Realm is a strategic policy seeking high standards of design quality in new development. It sets out how various components of development including layout, urban structure and urban grain, and scale, make a positive contribution to their surroundings and respond positively to their local context.

Policy EN1: Protection and Enhancement of the Historic Environment sets out the LPA’s requirements for the historic environment. The policy requires that all proposals protect, and where possible enhance the significance of heritage assets and their settings, historic character and local distinctiveness of the area in which they are located. This is echoed by the NPPF Para. 206 by stating *“Proposals should seek to avoid harm in the first instance. Any harm to or loss of heritage asset should require clear and convincing justification, usually in the form of public benefits”*.

This application seeks to obtain planning permission to extend the existing rear facing dormer addition. Given the location of the proposed works, at the rear of the dwelling, no harm is considered to occur to adjacent properties 64-70 Basingstoke Road which are a group of Grade II Listed Properties. As such, no concerns are raised in this regard.

The proposed alteration to the roof is considered minor in scale, extending the existing rear second floor dormer. No additional openings are proposed. The enlarged dormer remains sufficiently set down from the main ridge of the roof to ensure the dormer appears subordinate. The proposed external materials will match those of the existing to help aid its integration. There are other dormer additions within the vicinity, and therefore the proposal is not considered out of character for its location. The dormer is contained at the rear of the building and therefore would not be harmful to the Basingstoke Road street scene. Although the proposal might be partially visible from Clent Road, due to the scale and design, the development is not considered to detract from the character of the existing dwelling or cause detrimental harm to the surrounding area.

The previously refused planning application (ref PL/24/0765) included a wrap around flat roof dormer and 3 pitched roof dormers. It was considered that the dormers failed to respect the design and character of the dwelling and the significant works to the roof would result in an incongruous enlargement forming a

visually intrusive addition to the existing dwelling. The pitched roof dormers have been removed from the current scheme, and the flat roof dormer has been reduced in scale. It is considered that the current proposal overcomes the previous concerns raised, and on balance, the current scheme is considered acceptable.

Residential Amenity

Policy CC8: Safeguarding Amenity sets out expectations to ensure that new development does not reduce the quality of the environment for others, particularly where it would affect residential properties.

There is already an existing dormer at second floor level with one rear facing window. Therefore, the proposed arrangement is not considered to be significantly different to that of the existing arrangement and there are no identified risks of the proposed development having any additional detrimental impact to the living environment for neighbouring properties.

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:

TL1 – Time limit

M3 – Materials

AP1 – Approved plans