

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/26/0024 Householder planning permission

Address: 51 USK ROAD, TILEHURST, READING, RG30 4HR

Proposal: Proposed part single storey and part two storey rear extension and a front porch. (amended)

Applicant: Mr NASER HUSSAIN

Received date: 12/01/2026

Target Decision date: 12/03/2026 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property forming an L-shaped block with 49 Usk Road. The site benefits from a spacious rear garden and an existing front driveway. An existing detached outbuilding is located within the rear garden. The property sits to the north of Usk Road, close to its junction with Severn Way. The surrounding area is predominantly residential, characterised mainly by semi-detached dwellings and short terraces.



Figures 1 & 2: Front and rear views of 51 Usk Road, taken 12/02/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The amended proposal seeks permission for a new front porch and the construction of part single-storey and part two-storey rear extensions.

The proposed front porch would measure approximately 2.5 m in length and 1.3 m in depth, positioned centrally on the front elevation. It would have a gable roof with an eaves height of approximately 2.4 m and an overall height of approximately 3.4 m. The porch would include a front-facing single door and window.

With regard to the proposed part single-storey and part two-storey rear extensions, the single-storey element would project 5 m from the full width of the rear elevation of the main dwelling and would feature a flat roof. The new ground-floor space is intended to be used as a living and dining area. The total height of this section would be approximately 2.8 m, and a floor-to-ceiling window and door would be installed on the rear elevation.

The first-floor element would measure 4 m in depth and width. It would align with the eastern wall of the main dwelling and be set away from No. 49. The new space would be used as a third bedroom. The roof of the first-floor extension would be lower than the existing ridgeline of the main dwelling, with an overall

height of approximately 6.4 m and an eaves height of approximately 4.7 m. A triple window would be installed on the rear elevation.

The existing outbuilding would be demolished to facilitate the proposed rear extensions. All proposed materials are to match those of the existing.

Plans considered:

- Drawing No. P1705-02 Existing plans and elevations, dated 01/2026, received 12/01/2026.
- Drawing No. P1705-03A Proposed plans and elevations, dated 23/02/26, received 24/02/2026.
- Drawing No. P1705-01C Location and Block plan, dated and received 05/03/2026.



Figures 3-8: Existing and Proposed Floor Plans and Elevations

3. PLANNING HISTORY

PL/26/0025 - Rear extension measuring 6.0m in depth, with a maximum height of 2.77m, and 2.62m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior Approval not required, decision dated 23/02/2026.

4. CONSULTATIONS

- RBC Transport Development Control – No objection, subject to conditions.

To facilitate the proposed parking layout the access there would need to be some landscaping changes, the access would need to be widened to prevent vehicles driving over the grass verge which is part of the public highway. This will require a licence from the Highways team.

Submitted plans will need to illustrate the widened access and partial loss of the grass verge. This can be dealt with by way of condition.

Further Transport comment based on the revised plans drawing no. P1705-01C, dated and received 05/03/2026:

The proposed widening of the access will result in the partial loss of the grass verge, which forms part of the public highway. The loss of an area of grass verge up to 8m² is acceptable; however, if an area of between 8m² and 15m² of public highway /Council maintained grass verge is considered for removal, it will need to be replaced by a suitable permeable bituminous/tarmacadam material appropriate for use on the public highway and approved by the Council. A licence will be required from the Highways team to

undertake all works on the public highway, which includes widening the access and partial loss of the grass verge.

Suggested conditions and informatives:

Vehicle parking (as specified)

Vehicular access (as specified)

Highways

Do not damage the verge

Access construction

- RBC Ecology Consultations – no objection.

Considering the age of the property and the relatively good condition of the roof and its tiles (as per Google StreetView), it is considered unlikely that the proposals will affect bats or other protected species and there are no objections to this application on ecology grounds.

- Site Notice: A site notice was displayed near the application site. The 21-day consultation period was from 12 February 2026 to 5 March 2026. No letters of representation have been received.



Fig 9: Site Notice photo

- Communications with the Agent:

The original proposal was considered large in scale overall, and the front porch—positioned to the west of the frontage—would have disrupted the pattern of the identical pair of properties in this part of the street. As such, it would not have respected the character and appearance of the main dwelling or the wider streetscene. The Officer, therefore, requested that the agent reduce the scale of the proposal and relocate the front porch.

For revised plans, please see the 'Plans Considered' section for reference.

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 (NPPF)

National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

TR5: Car and Cycle Parking and Electric Vehicle Charging

SPD

Design Guide to House Extensions Supplementary Planning Document (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. 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 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 amended overall proposal is considered to be in proportion with, and visually subservient to, the existing dwelling. The proposed front porch is modest in scale and is located centrally on the frontage, in the same position as the existing front door. In combination with the use of matching materials, it is not

considered that the porch would result in significant harm to the character and appearance of the streetscene.

In addition, the proposed two-storey rear extension would measure 4 m by 4 m, with a gable roof set substantially below the existing ridgeline. As such, it is considered to complement the form of the main house.

The proposed single-storey rear extension would feature a flat roof and would project 5 m from the full width of the rear elevation. Although this would occupy a sizeable proportion of the building's footprint—almost equivalent to the original footprint of the main house—the site benefits from a generous garden. Furthermore, under application PL/26/0025, prior approval was confirmed as not required for a 6 m-deep single-storey rear extension (decision dated 23/02/2026). This provides a fallback position in support of the proposed 5 m depth under this application.

All proposed materials would match those of the existing dwelling. Therefore, for the reasons outlined above, the proposal is considered acceptable.

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. Policy H9 also requires that ancillary accommodation will only be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately.

There are no identified risks in terms of overbearing or loss of privacy. This is because the proposed front porch is small in scale, the single-storey rear element would be less than 3 m in overall height, and the two-storey element would be set a considerable distance away from No. 49 and No. 53. In addition, no side-facing windows are proposed as part of this application.

In terms of loss of light, the closest rear window at ground-floor level at No. 49 serves a shower room; therefore, there are no concerns relating to a reduction in light to this window. In any case, the single-storey rear element would project right on the 60-degree line when drawn from the centre point of this window, and would comply with the Design Guide to House Extensions 2021. Given the substantial separation distance between the proposed two-storey rear element and No. 49, as well as No. 53, no adverse impacts are anticipated in relation to light.

The remaining rear garden would retain a spacious layout following completion of the proposal.

Two conditions are recommended to restrict the insertion of new openings in the side elevations of the proposed development and to prevent the flat roof of the single-storey rear extension from being used as a balcony or terrace.

Therefore, the proposal is considered to comply with Policies CC8, H9, and H10 of the Reading Borough Local Plan 2019.

Other matters – Transport and Ecology

The ecology team has confirmed there are no objections from the ecological grounds.

The proposal would require widening the existing access to facilitate a vehicle crossing, and permeable block paving would be installed to provide two on-site parking spaces. This arrangement would result in the partial loss of the grass verge, which forms part of the public highway. However, the Transport

consultee has confirmed that the loss of a grass verge area of less than 8 m² is acceptable. The submitted block plan (received on 05/03/26) demonstrates that approximately 2.8 m² would be removed.

The Officer requested that the agent incorporate additional planting to mitigate the loss of green space. The revised block plan now includes two new hedges along the section of the side boundary fence, which is considered to provide appropriate compensation. As such, the proposal is considered acceptable in this regard.

Relevant highway informatives would be included in the decision notice should the application be approved.

Overall, the proposal is considered acceptable and would provide increased living space for existing and future occupants.

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

Approve with conditions

Time Limit
Approved Plans
Materials (To match)
No New Openings
Use of Roof Restricted
Vehicle Parking (As Specified)
Vehicular Access (As Specified)