

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/26/0006 Householder planning permission

Address: 47 RECREATION ROAD, TILEHURST, READING, RG30 4UB

Proposal: Single storey flat roof rear extension with internal alterations

Applicant: Mrs S Montague

Received date: 05/01/2026

Target Decision date: 13/03/2026 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two storey semi-detached property with an existing part two storey and part single storey rear extension. It is located to the northeast of Recreation Road, with Blagrove Recreation Ground to the west. The surrounding area is predominantly residential.



Fig 1: View from the rear of 47 Recreation Road, taken 23/09/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single-storey flat-roof rear extension with internal alterations. The proposed single-storey rear extension would project approximately 3 m in depth, following the boundary line with no. 45, and would be set off from the boundary fence with no. 49 by around 50 cm. The roof would be flat and integrated with the flat roof of the existing single-storey rear extension. The proposed wall would be rendered to match the rear elevation of the existing building. The proposal also includes the installation of one floor-to-ceiling door and a rooflight.

Plans considered:

- Drawing No. 10225-01 – Floor plan – Existing
- Drawing No. 10225-02 – Roof plan – Existing
- Drawing No. 10225-03 – Elevations – Existing
- Drawing No. 10225-04 – Floor plan – Proposed
- Drawing No. 10225-05 – Elevations – Proposed
- Drawing No. 10225-06 – Block plan and location plan

- Planning Statement
Received 05/01/2026.



Figures 2-6: Existing and proposed plans and elevations

3. PLANNING HISTORIES

47 RECREATION ROAD

- PL/25/1469 - Loft conversion with rear L shaped flat roof dormer and 2 roof lights on front sloping roof. Permitted Development 10/12/2025.
- PL/25/1157 - Loft conversion including rear L shaped flat roof dormer. Addition of 2no. roof lights to front sloping roof and single storey rear extension. Withdrawn 09/10/2025.
- PL/12/0521 - First floor rear extension. Granted 11/02/2013.

49 RECREATION ROAD

- PL/25/0217 - Single storey rear extension (retrospective). Refused 09/04/2025; Appeal dismissed 08/08/2025.
- PL/03/0647 - First floor rear extension. Granted 01/12/2003.
- PL/02/0705 - Extension to first floor at rear for new bathroom. Granted 01/05/2002.

4. CONSULTATIONS

A site notice was displayed near the application site. The 21-day consultation period was from 10 February 2026 to 3 March 2026. No letters of representation have been received.



Fig 8: site notice

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

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 proposed single-storey rear extension is considered acceptable, given its modest scale and the use of materials that would match those of the existing dwelling. The proposed depth of approximately 3 m is less than the recommended depth set out in the Design Guide to House Extensions 2021 and matches the depth and eaves height of the existing rear extensions at the application site. In addition, the extension would not be visible from the public realm.

As such, the proposal is considered to respect the character of the host dwelling and neighbouring properties and would not result in any harmful impact on the streetscene. The development is therefore compliant with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

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.

There are no identified risks in terms of loss of privacy or overbearing impacts to neighbouring properties, given the single-storey nature of the proposal and the absence of any proposed side-facing windows. The separation distance to no. 49 is considered adequate and would prevent any unacceptable harm.

Although the extension would sit close to the boundary with no. 45, this relationship is considered acceptable in this instance. The existing parapet at the site is already higher and deeper than the existing single-storey rear extension at the application site, therefore the visible depth of the extension from no. 45 would be approximately 2.6 m, which is not considered to result in a significantly harmful impact.

With regard to light, the proposed extension would not project beyond the 60-degree line taken from the centre point of the nearest habitable-room window at no. 45. As such, the proposal is not expected to result in any material loss of daylight or sunlight to neighbouring occupiers.

When assessing the impact of light on no. 49 Recreation Road, it is noted that the retrospective application for the existing single storey rear extension at that property was refused under decision PL/25/0217, dated 09/04/2025, and an appeal was dismissed. On this basis, it is presumed that the extension is to be removed. According to Figure 9, it is reasonable to assume the closest relevant opening in the rear elevation of no.49 would be a rear door. The proposed single storey rear extension at the application site would lie approximately on the 60 degree line taken from the midpoint of this opening. Given the modest height of the proposal and the adequate separation between the two properties, the development is not considered to warrant refusal on the grounds of loss of light.

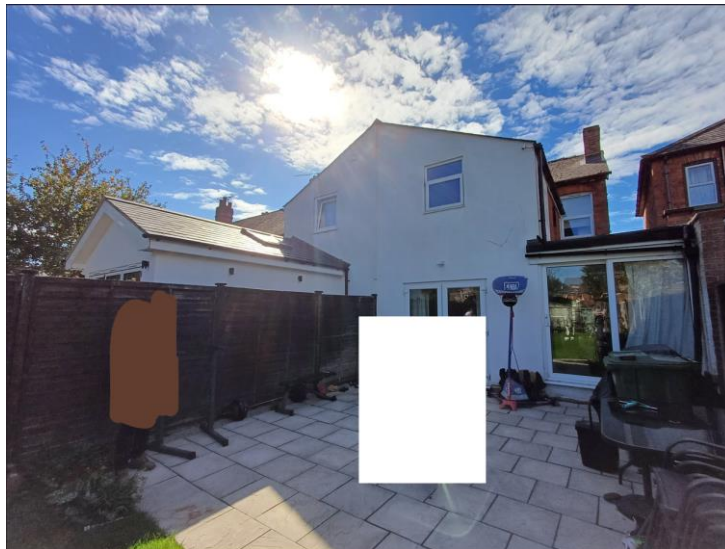


Fig 9: View from the rear of 47 Recreation Road, taken 23/09/2025

It is also noted that there is a small window at ground-floor level in the rear elevation of the main house at no. 49. The agent has confirmed that this window serves a bathroom. Although the proposed 3 m-deep rear extension would extend beyond the 60-degree line when taken from this window, this is considered acceptable, as the window does not serve a habitable room.

The remaining rear garden at the application site would provide sufficient space for private outdoor use following completion of the development.

To safeguard neighbouring amenity, two conditions would be applied to restrict the insertion of any additional openings in either side elevation and to prevent the flat roof from being used as a terrace or balcony.

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

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 Opening
Use of Roof Restricted