

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/1697 Householder planning permission

Address: 38 CRAWSHAY DRIVE, EMMER GREEN, READING, RG30 4LX

Proposal: Loft extension and conversion

Applicant: Spencer

Received date: 25/11/2025

Target Decision date: 20/01/2026

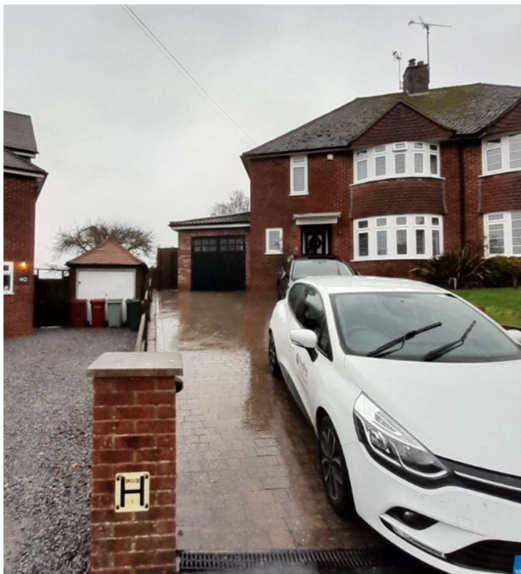
Case Officer: Gary Miles

Extension of time 06/03/2026

1. SITE DESCRIPTION

The property consists of a 1950's bay fronted semi-detached property constructed from brick with brick and tile elevations and a hipped tiled pitched roof. The property backs on to open farmland. The property has benefitted from numerous extensions over the years. Neighbouring properties in the same street have done similar ground floor, first floor and loft conversion and extensions. The property is not listed or in a conservation area.

Site visit date: 18th December 2025



Existing front elevation



Existing rear elevation and context around property.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a loft extension and loft conversion. 2 new openings will be created at 2nd floor level to allow light into the ensuite and the adjacent stairwell; both these windows will be glazed with obscure glazing. The roof will be transformed from a hipped roof to a gable end with mini hip. 2 new sky light windows will be placed in the front roof slope, whilst 1 will be placed in the rear roof slope. A large skylight will be placed in the rear roof slope consisting of 3 glazed panels.

Plans & documents considered:

Drawing no. 0032-204 – Cross Sections, dated Oct 25

Drawing no. 0032-201 – Existing Plans and Elevations, dated Oct 25

Drawing no. 0022-202 – Proposed Elevations, dated Oct 25

Drawing no. 0032-203 – Proposed Floor Plans, dated Oct 25

Drawing no. 0032-205 – Site Block Plan, dated Oct 25

Drawing no. PP-14512939v1 – Location Plan, dated Nov 25

Documents received by the LPA on 25th November 2025

Preliminary Bat Roost Assessment (Chase Ecological Consultancy) document reference CE5022, dated 24th September 25

Documents received by the LPA on 3rd December 2025



Proposed elevations



Front Elevation (South Facing)



Side Elevation (West Facing)



Rear Elevation (North Facing)

3. PLANNING HISTORY

PL/18/1014 - Single storey rear and side extension, and demolition of existing garage – Approved August 2018.

PL/18/0791 - Rear extension measuring 3.5m in depth, with a maximum height of 3.7m, and 2.7m 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 – Withdrawn June 2018.

4. CONSULTATIONS

Internal:

The following were consulted:

- Ecology Consultations

The Ecology officer reviewed the submitted Preliminary Bat Roosting report (Chase Ecological Consultancy) document reference CE5022, dated 24th September 25 and concludes the property is not likely to host roosting bats and therefore there are no objections to the proposed development.

External:

A planning notice was attached to the wall of the property on 18th December and left in place for a minimum of 3 weeks for the statutory consultation period.

No letters of representation have been received.

5. 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 because of the development.

6. 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 2023
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN12 (Biodiversity and the green network)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG 2021
Parking Standards and Design SPD 2011

7. 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 loft extension, conversion along with the new openings on the north-westerly elevation and front and rear roof slopes are not considered to be harmful to the appearance of the host property. The changes to the roof from hipped to gable with mini hipped is considered subservient and not considered to be harmful to the character of the host property or the wider streetscene. It should be noted that the proposed changes to the roof could be achieved under Permitted Development.

The proposal is considered 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.

The introduction of the windows in the front and rear roof slopes serving the loft conversion are not considered to harm residential amenity. The new windows at second floor level on the north-westerly elevation will be obscure glazed and have limited openings to protect residential amenity – privacy of neighbours will be protected, and the obscure glazing will minimise the feeling of being overlooked.

The proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Ecology matters

Work is taking place to the existing roof space, coupled with the location of the property to the nearby green network the applicant submitted a Preliminary Bat Roosting Assessment report with the application. The ecology officer reviewed the documents and concluded there is unlikely to be any harm to bats and therefore there are no objections on ecology grounds.

The proposal is considered compliant with policy E12 and H9 of the Reading Borough Local Plan 2019.

Commented [GM1]: Added this section - as it were missing when first reviewed

Commented [GM2]: This section has been added since last review.

8. 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.

9. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M1
PD2
PD3