

DELEGATED APPLICATION REPORT

Ward: Battle

App Ref: PL/25/1340 Full planning permission

Address: 462 OXFORD ROAD, READING, RG30 1EE

Proposal: Two storey rear extension with the raising of ridge height to flats 1 and 2

Applicant: Mr Rasual Akhtar

Received date: 22/09/2025

Target Decision date: 27/02/2026; EOT agreed until 06/03/2026

Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site relates to 464-462 Oxford road which contain commercial premises on the ground floor (Nail Salon and Vape shop) and two one bedroom units on the first floor. The site is a two storey end of terrace properties located on the junction between Oxford Road and Chester Street. The site has an existing rear projection with No.462 having a two storey rear projection and a pitch roof with No.462 having a single storey rear projection and a flat roof.

The application site has an existing advertisement poster on the side of the building as well as two roller shutter doors on the side wall.

Oxford Road is characterised by two storey terraces properties with many having commercial uses on the ground floor.

The front of the site is identified as being part of a key frontage within the Oxford Road West District Centre. The site is also within an air quality management area.

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for a two storey rear extension with the raising of the ridge heights to the existing flats at 464 and 462 Oxford Road. The proposed extension would have a pitch roof with the ridge line below the existing. The proposal would result in two side windows facing Chester Street.

The proposed extension would not extend beyond the existing ground floor, the proposal also result in the removal of the existing advertisement poster on the site of the building and the removal of the roller shutters on the side wall.

Plans

9323-100- Location Plan received 22/9/25

9323-108- Proposed Ground Floor Plan Rev B received 10/3/26 (amended)

9323-109- Proposed first floor Plan received 22/9/25

9323-110- Proposed Loft Plan received 22/9/25

9323-111- Proposed Roof Floor Plan received 22/9/25

9323-112- Proposed Elevations REV A received 6/2/26 (amended)

9323-113- Proposed Side Elevations received 10/3/26 (amended)

Planning History

No relevant planning history

3. CONSULTATIONS

A site notice was displayed at the site and no letters of representations were received.

4. 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Local Plan Partial 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 consultation version of the draft update of the Local Plan was published on 6th November 2024.

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 these applications 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 determination of this planning application and are not considered to be 'out of date'

The Local Plan Partial Update was submitted to the Secretary of State on 9th May 2025. Submission marks the beginning of a process of public examination led by an independent Inspector. Due to the stage of examination, the draft Local Plan can be afforded limited weight.

Relevant Policies:

National Policy

National Planning Policy Framework 2024
National Planning Practice Guidance

Reading Borough Local Plan (Nov 2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR4 (Cycle Routes and Facilities)

Supplementary planning documents/guidance

Design Guide to House Extensions SPD 2021

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. APPRAISAL

Character and Appearance

Policy CC7 states “All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located” components such as layout, landscape, density, scale and architectural detail and material will be assessed to ensure that the development proposed makes a positive contribution to urban design objectives. 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. While this proposal is not an extension to a house as it will extend the existing residential units this policy is considered relevant.

The proposed extension would not extend built form beyond the existing footprint. The proposed ridge height while raised wouldn't extend beyond the existing ridge height of the building ensure the extension is subordinate. The proposed extension would not be visible from Oxford Street however as the site is an end of terrace property would be visible from Chester Street. The proposed extension has a double pitched roof and it pitched away from the side boundaries which reduces the extensions prominence. The proposed extension would be constructed of materials to match the existing which ensures the proposal assimilate with the existing.

It is acknowledged the proposal would result in a change within the street scene but given the urban setting in which the application site sits it is not considered that this change in relationship is uncommon and would not change the character of the area.

The proposal would also result in the removal of the large advertisement on the side of the property as well of the removal of external shutters this is considered a design improvement and is a benefit of the scheme.

Due to the reasons stated above the proposal is considered to have an acceptable design and complies with policies CC7 and H9 of the Reading Local Plan.

Residential Amenity

Policy CC8 of the Reading Borough Local Plan requires that “Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook ...”

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours.

Regarding 2 Chester Street this property is oriented to the west which means the rear extension would be facing the side elevation of No.2, with No.2 not having any side windows. The proposed extension does not extend any further to No.2 than the existing. Due to these reasons the proposal is considered to have an acceptable impact on No.2 and complies with CC8 and H9 of the Reading Local Plan

Regarding No 460 Oxford Street which lies to the east the proposed extension does not extend any further to No.460 than the existing. No.462 already has a two storey rear extension this proposal would raise the ridge height of the existing but this is not considered to result in any greater material harm than the existing two-storey extension. The proposed roof would be pitched away from the shared boundary. Due to these reasons the proposal is considered to have an acceptable impact on No.460 CC8 and H9 of the Reading Local Plan.

No. 466 Oxford Street which lies to the west is sited on the opposite side of the road with the public street in between the application site and No.466. The proposal would result in two windows on the side elevation however the windows of No.466 given there are adjacent a public road and already highly visible. It is therefore not considered the proposed windows would result in material planning harm in terms of privacy given the very public setting the existing windows are located. Due to these reasons the proposal is considered to have an acceptable impact on No.466.

In terms of existing amenity, the proposal results in an extension to each flats which increases their amenity space which is viewed as a positive of the scheme. However, it is important to note that the study as shown on flat 1 is below space standards for a single bedroom room, it is 7 sq.m with National Space Standards requiring 7.5 sq.m and a width of 1.9m with National Space Standards requiring 2.15 m. Given this room is below the required space standards it is not considered this can be changed into a bedroom without impacting the amenity of the future user as such a condition will be included within the decision to ensure this is not a bedroom.

Highways

The proposal does not result in the increase of number of bedrooms as such the proposal should not prejudice highway safety.

The proposal has included space within the rear garden for cycle stores this is seen as a benefit of the scheme and helps promote sustainability in compliance with TR4 of the Local Plan.

6. 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.

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development

hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and Policy H9 of the Reading Borough Local Plan 2019.

3. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

9323-100- Location Plan received 22/9/25

9323-108- Proposed Ground Floor Plan received 22/9/25

9323-109- Proposed first floor Plan received 22/9/25

9323-110- Proposed Loft Plan received 22/9/25

9323-111- Proposed Roof Floor Plan received 22/9/25

9323-112- Proposed Elevations REV A received 6/2/26 (amended)

9323-113- Proposed Side Elevations received 17/2/26 (amended)

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

4. The proposed study within flat 1 as shown on proposed first floor plan 9323-109 can not be converted into a bedroom.

Reason: To protect the amenity of future users in accordance with CC8 of the Reading Borough Local Plan 2019.

5. Prior to the occupation of the first floor units the existing signage on the 'left side' elevation shall be removed as well as the two roller shutter doors located of the existing boundary wall.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and Policy H9 of the Reading Borough Local Plan 2019.