

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/1838 Householder planning permission

Address: 2 THE GROVE, READING, RG1 4RB

Proposal: Single storey rear extension, insertion of windows to side elevation and loft conversion with front and rear pitched roof dormers.

Applicant: Mr P Khatter

Received date: 22/12/2025

Target Decision date: 24/3/2026 (Ext)

Case Officer: Alison Amoah

1. SITE DESCRIPTION/BACKGROUND

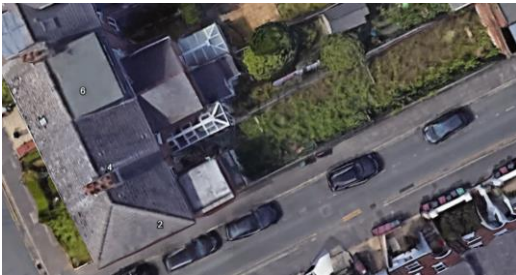
The application site is a vacant corner plot at the southern end of a 2/2.5 storey Victorian housing terrace on the corner of the 'I' of the road. The site presents clear signs of a mixture of original and newer architectural elements which confirms that the building has previously undergone alterations and extension. There is a large existing flat roofed single storey extension.

There is a ca 25m long deep rear garden, from the rearmost part of the existing extension, which is currently overgrown.

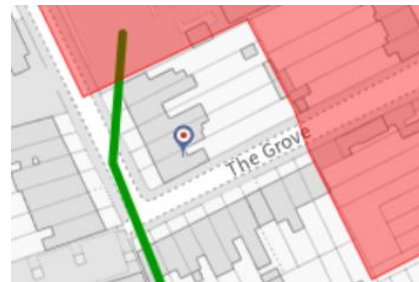
The surrounding area has a mix of modern architecture and a variety of building styles, however, the predominant character in the street is terraced Victorian housing. No. 4 The Grove includes a pitched/hipped roof tall conservatory adjacent to the shared boundary.

The site is not Listed, but the rear boundary is the boundary of (but outside) the Eldon Square Conservation Area.

There is an extant permission for the same extensions, but this also included a conversion to 2 flats (ref: PL/21/1869/FUL).



Google Earth aerial image (July 2022)



Red – Conservation Area (adjacent to site)

Site photos taken 16/1/2026



From the front



From the rear



Side



Surrounding context

2. PROPOSAL AND SUPPORTING INFORMATION

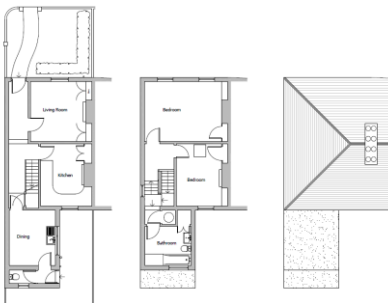
The proposal is for a hip to gable roof extension, front and rear pitched roof dormers, and single storey pitched roof, gable ended single storey rear extension of maximum depth of 6.6m, reducing to 5.2 to the roadside boundary, due to the small wrap round to the side of the existing rear extension. New and altered fenestration to the side and rear is proposed and materials would be matching.

Plans and other information considered

As received 22nd December 2025, unless otherwise stated:

- Drawing no: TGR02:001, dated December 2025 – Site Location and Block Plan
- Drawing no: TGR02:002, dated December 2025 – Plans as Existing
- Drawing no: TGR02:003, dated December 2025 – Plans as Proposed
- Drawing no: TGR02:004, dated December 2025 - Elevations as Existing
- Drawing no: TGR02:005, dated December 2025 - Elevations as Proposed
- Method Statement for the Building Construction Works, Document ref:MS-2The Grove-001 rev P2, received 10th March 2026
- Drawing no: TGR02: SP1 – Site Plan, received 10th March 2026

Existing Plans



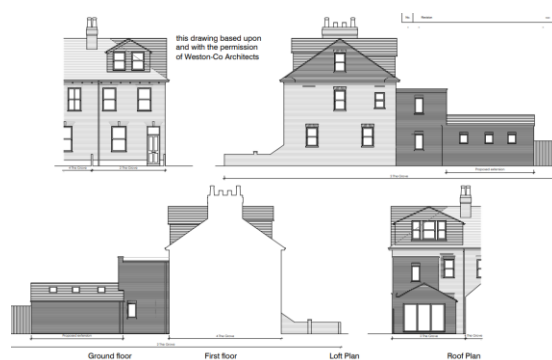
Proposed Plans



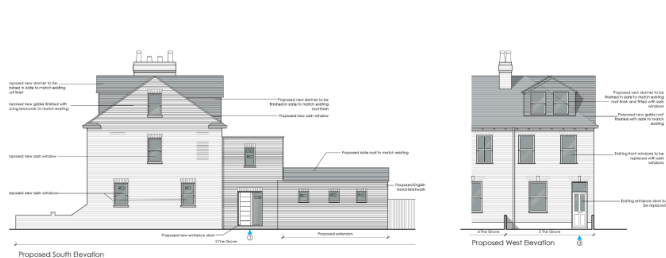
Existing Elevations



Proposed Elevations



Approved Scheme Front and Side (under ref: PL/21/1869/FUL)



3. RELEVANT PLANNING HISTORY

PL/21/1869/FUL - Change of use and extension to existing two-bedroom dwelling house (C3a use class) to become 2no. two-bedroom dwelling flats (C3a use class) (amended description) – Approved with S106 17th April 2023.

4. 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. CONSULTATIONS

Ecology - No objection subject to conditions regarding vegetation clearance and biodiversity enhancements – swift boxes. It is not subject to Biodiversity Net Gain as it is a householder application.

Conservation – Ideally the scale of the dormers should be reduced due to the site being adjacent to a conservation area and being within the wider setting of a listed building.

A site notice was erected on 16th January 2026. No comments have been received. However, a neighbour opposite the site discussed the application with the officer on-site, raising concern regarding the possible conversion to an HMO. The officer subsequently sent an email to explain that the change of use from a C3 dwelling to C4 small HMO (i.e. 3-6 unrelated people sharing one or more basic facilities) would be permitted development, for which no planning approval would be required (the site is not within the Article 4 Area where permitted development rights for such a change have been removed). A follow up email was sent. No formal written comments were received.



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: Preparing a flood risk assessment: standing advice

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction

CC3: Adaptation to Climate Change

CC5: Waste Minimisation and Storage
CC6: Accessibility and the Intensity Of Development
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN3: Enhancement of Conservation Areas
EN12: Biodiversity and the Green Network
H9: House Extensions and Ancillary Accommodation
H10: Private and Communal Outdoor Space
TR1: Achieving The Transport Strategy
TR5: Car and Cycle Parking and Electric Vehicle Charging

SPD

Design Guide to House Extensions SPD (2021)
Revised Parking Standards and Design (2011)
Revised Sustainable Design and Construction (2019)

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. Albeit outside the Conservation Area it is immediately adjacent and Policy EN3 states *that “the special interest, character and architecture of Conservation Areas will be conserved and enhanced.”*

The extensions proposed are the same as those approved under the previous permission referenced above, save for a window to the side elevation, compared to a door. That permission is a significant material consideration in assessing the proposed built form under this house extension application.

The extension to the rear is deeper than the 4m that the Council’s SPD on house extensions advises and would further extend an existing rear extension. However, the SPD states that *“acceptability of a rear extension in terms of length and height will be derived from the circumstances of the application site. In some cases, an extension of more than 4m may be acceptable, but this needs to be justified.”* The proposed extension is set off the shared boundary with no. 4 by ca 0.8m. This proposal by way of the small wrap around, marginally increases the width of the extensions. Although substantial in depth, the proposed extension would be of an acceptable scale with the majority alongside the existing side elevation and it is the same as the extant permission. The roof form would also suitably integrate with the existing building. Materials are proposed to match the existing dwelling with traditional features being incorporated such as sash windows.

The Conservation Officer raised concern over the scale of the dormers and requested that these be reduced, however in the context of the likely permitted development fallback position (for the rear dormer) and the material consideration of the existing extant permission it is considered that the proposed dormers in this instance would be a suitable scale and roof form. Dormers are found elsewhere on the terrace and, therefore, would not be considered an inconsistent or out of keeping addition. The hip-to-gable roof alteration is also considered acceptable given properties in the vicinity have also made alteration to their roof form without it unbalancing the design of the wider terrace and adjacent conservation area and in the context of the material consideration of what extensions could be undertaken under permitted development rights.

As for the previous permission, the single storey rear extension would extend adjacent to the highway and, therefore, would be visible from The Grove. The proposal would include the removal of the existing side

fence, as the side elevation of the extension would form part of the boundary of the property. However, due to its acceptable depth and scale, it is not considered this would represent a negative addition or overbearing impact to the street scene. A number of small, glazed windows would be placed on this elevation to ensure a blank façade is not presented. This is considered a positive approach.

Overall, therefore, it is considered acceptable in relation to Policies CC7, H9 and EN3.

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.

In terms of adjacent properties:

4 The Grove

The proposed extension would extend beyond the rear elevation of this neighbouring property by 3.9m. This is considered an acceptable depth to not result in substantial loss of light to rear facing ground floor windows. Furthermore, the extension would be set off the boundary with this neighbour by 0.8m. As a single storey it would not be overbearing.

52 Watlington Street

At ground floor level, due to the extension, the separation distance would be just under 20m. The sites are separated by boundary treatment and the neighbouring rear garage, which is acceptable. Whilst the proposal would see the introduction of a rear dormer facing this neighbouring site, there would be a separation distance of over 50m, owing to the large rear garden of the application site and this neighbouring site.

Properties to the south of The Grove are over 11m from the site, separated by the road which is considered sufficient to ensure amenity is retained.

The proposal would retain a good-sized rear garden. A condition is included to ensure this is retained as shown on the approved plan, which includes indicating a bin storage area.

There has been no change to the previous approved scheme other than this proposal is an extension to a single-family dwelling, and this was considered acceptable from an amenity perspective. There are no material considerations which would lead to a different conclusion in this regard, and the proposal is, therefore, considered to accord with Policies CC8, H9 and H10 of the Reading Borough Local Plan (2019).

Other matters

Transport

The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. Typically, this zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone. The site is also within walking distance of Reading West station. There would be no change to the existing parking arrangement, i.e. no on-site parking. This is deemed acceptable for this extension as it was previously for the 2 flat scheme. The property would currently benefit from up to two parking permits. Any additional occupants, over and above its use as a C3 single family dwelling would not be entitled to further permits. An informative regarding parking permits is included.

The previous scheme included a Construction Method Statement, which was deemed acceptable and compliance with the approved statement included as a condition. This is included as a condition again, on the basis that the proposal is the same in its built form.

The proposal is, therefore, considered acceptable in relation to Policies TR3 and TR5 of the Reading Borough Local Plan (2019).

Ecology

Policy EN12 states: *'On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.'*

The existing garden is very overgrown and the vegetation and building may be used by roosting birds which could be disturbed if works are carried out during the nesting season. A condition, as for the previous scheme, is included to ensure that nesting birds are not disturbed.

The site is located on a designated green link and Ecology, as with the previous scheme, has requested biodiversity enhancements, and specifically in the form of swift bricks. The approved scheme, which is identical, in built form, did not include any such measures, and although Statutory Biodiversity Net Gain has been introduced since that time, as a house extension application, it is exempt from this statutory requirement. There would be some loss of the existing rear garden space to accommodate the rear extension, but a large portion of the garden would remain unaltered and therefore, it is not considered that any further biodiversity measures, over and above the precautionary condition, would be proportionate to the scale of the scheme. A condition is, however, included to remove permitted development rights to pave over the front garden and to ensure that the front and rear remain as enclosed garden spaces.

The proposal, subject to condition, is considered acceptable in relation to Policy EN12 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

GRANT subject to the following conditions and informatives

Conditions

Time Limit
Approved Plans
Materials as specified
CMS as specified
Remove trees, hedges shrubs outside the bird-nesting season
Remove pd rights for porch, and paving to the front
Retain enclosed front and garden space to rear
Bin storage area as approved

Informatives

Terms
Building Control
Complaints about construction
Highways
Encroachment
Parking permits

HMO licensing and HMO management
Sewer
Positive and Proactive