

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/26/0106 Householder planning permission

Address: 6 FILBERT DRIVE, TILEHURST, READING, RG31 5DZ

Proposal: Single storey rear extension, following demolition of existing conservatory and rear outbuilding (amended description)

Applicant: Mr and Mrs Fallaize

Received date: 28/01/2026

Target Decision date: 25/03/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application property is a two-storey detached dwelling with an attached side garage, located on the eastern side of Filbert Drive in Tilehurst. The surrounding area is predominantly residential and the properties along Filbert Drive are largely detached dwellings of similar design style, some of which have been extended. This part of Filbert Drive is staggered and No.6 is set further back than No.4 and forward of No.8. The property is not a listed building, nor located within a conservation area.



Extract of the location plan

Site visit date: 10/02/2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the demolition of the existing conservatory and the erection of a single storey extension across the full width of the rear of the dwelling and garage. The plans show that the existing outbuilding in the rear garden would also be removed. The proposed rear extension would have a maximum depth of 3.72m and a maximum height of 3.42m. A pitched roof is proposed over the element of the extension beyond the rear wall of the main dwelling, and a flat roof is proposed over the element behind the existing garage. The design and access statement states that the brickwork, roof tiles, and window and door treatments will reflect the colour, texture, and detailing of the main house.

Plans considered:

Existing Block Plan received 28/01/2026

Design and Access Statement received 28/01/2026

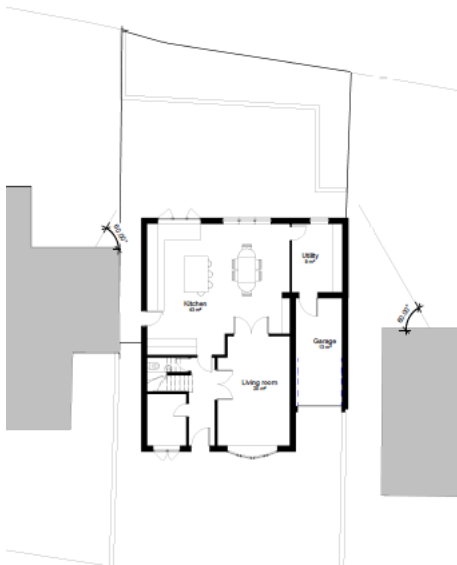
Drawing No. A100 – Existing Plans received 28/01/2026

Drawing No. A102 – Existing and Proposed Block Plan received 28/01/2026

Drawing No. A101 – Proposed Plans received 28/01/2026

Location Plan received 11/02/2026

Proposed Floor Plan:



3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 10th February 2026 for a period of 21 days.

No letters of representation have been received.

4. RELEVANT PLANNING HISTORY

PL/21/0505 - Two storey rear extension, single storey front extension and associated works. APPROVED 12/05/2021

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. 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
National Planning Practice Guidance

Reading Borough 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 SPD 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.

Although the proposed extension would span the full width of the dwelling, the depth of the proposed extension would not exceed the 4m guidance for rear extensions within the Design Guide to House Extensions SPD. Furthermore, due to its single storey nature, the proposed extension is considered to be a subservient addition overall. The existing conservatory would be demolished to accommodate the proposed extension, and the plans illustrate that the existing outbuilding in the corner of the rear garden would also be removed. It is not considered that the proposed rear extension would dominate the existing property or the plot. The proposed extension is considered acceptable in terms of its design, with materials to match those of the existing dwelling. The proposed extension would be contained at the rear of the site, causing minimal visibility or harm to the Filbert Drive street scene.

Overall, the proposal is not considered to cause harm to the character of the existing dwelling or the wider area and therefore complies with policies H9 and CC7.

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 proposed development is for a single storey rear extension and would not involve any side window installation; as such, there are no identified risks in terms of loss of privacy or overlooking.

The proposed plans demonstrate that the proposed extension has been designed to ensure that it would not breach the 60-degree daylight assessment lines when measured from the mid-point of the closest neighbouring ground floor windows (as per paragraph 7.1 of the House Extensions SPD). Therefore, there are no identified risks with regard to loss of light.

With regard to the neighbouring property at no.8 Filbert Drive, the proposed extension would be set away from the shared boundary. Furthermore, the part of the neighbouring dwelling closest to the proposed extension would be the side garage. Owing to the orientation of the properties, the proposed extension would not project significantly beyond the rear of the garage at no.8.

With regard to no.4 Filbert Drive, although the proposed development would extend up to the shared boundary, this neighbouring property sits at a higher ground level, which would help to limit any potential impact. Furthermore, the section of the proposed extension closest to this neighbour would incorporate a flat roof with a height of less than 3m. A condition would prevent the flat roof being used as a roof terrace (unless separate permission is granted) to protect neighbouring amenity. Hence, whilst it is acknowledged that the proposal would undoubtedly change the current arrangements, the proposed development would not result in such a loss of outlook, sense of enclosure or reduction in daylight and sunlight to warrant a sustainable reason for refusal of this application.

For the reasons mentioned above, it is not considered that the proposed extension would be overbearing to neighbouring amenity.

It is also worth noting that, given the proposed rear extension's depth, height, and eaves height, the homeowner could likely carry out a similar development under the property's permitted development rights.

For current and any future occupiers of the host dwelling, the proposed works would facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable. This conclusion is however only reached providing the outbuilding in the rear garden, stated to be removed as part of this development is carried out. Without the demolition of this structure, the remaining amenity space would be limited. As such, a condition will prevent the first

occupation of the extension until such time that the outbuilding has been demolished in full, to prevent the partial implementation of the proposed development.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposed development is considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

Other matters

The proposal would not affect the main roof of the dwelling so it is unlikely that bats will be affected by the development.

The proposal does not result in the loss of parking and no changes to the existing dropped vehicle crossing are proposed.

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

Recommended Conditions:

Time limit

Materials

Approved plans

Use of roof restricted

Demolition of the outbuilding prior to the first occupation of the extension permitted