

DELEGATED APPLICATION REPORT

Ward: Church

App Ref: PL/25/1751 Removal/variation of conditions

Address: 193 HARTLAND ROAD, READING, RG2 8DL

Proposal: Variation of condition 2 approved plans to be amended with new plans, following the approval of planning application PL/25/0013 for part retrospective application for Demolition of existing rear wing and conservatory, replaced with new part single and part two storey rear extensions (following previous approval of the 5.0m single storey extension)

Applicant: Mrs K Mahmood

Received date: 05/12/2025

Target Decision date: 30/01/2026

Agreed Extension of Time until: 01/04/2026

Case Officer: Gary Miles

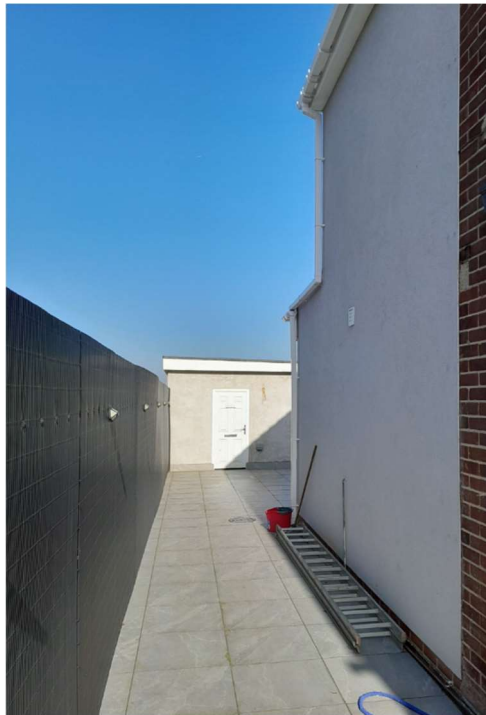
1. SITE DESCRIPTION

The application site is an ex local authority owned, two-storey semi-detached dwellinghouse located on Hartland Road. The property is constructed using red brick with a red tiled pitched roof, a feature of the property is the large north facing rear garden. The property has off-street parking for several vehicles. Hartland Road is made up of semi-detached properties of the same age, design and character. Many properties in the street have been subject to refurbishments including single and double storey rear extensions of varying design and scale. The property is not listed, nor within a conservation area.

Site visit date: 4th March 2026



Looking towards the side of 193 Hartland Road from the public footpath



Looking north with westerly facing rendered elevation of 193 Hartland Road in view



Looking south towards northerly elevation of 193 Hartland Road.

2. PROPOSAL AND SUPPORTING INFORMATION

Variation of condition 2 approved plans to be amended with new plans, following the approval of planning application PL/25/0013 for part retrospective application for Demolition of existing rear wing and

conservatory, replaced with new part single and part two storey rear extensions (following previous approval of the 5.0m single storey extension).

Plans & documents considered:

Drawing no: HR193:01 Rev P2-Block & Location Plans, dated Aug 24

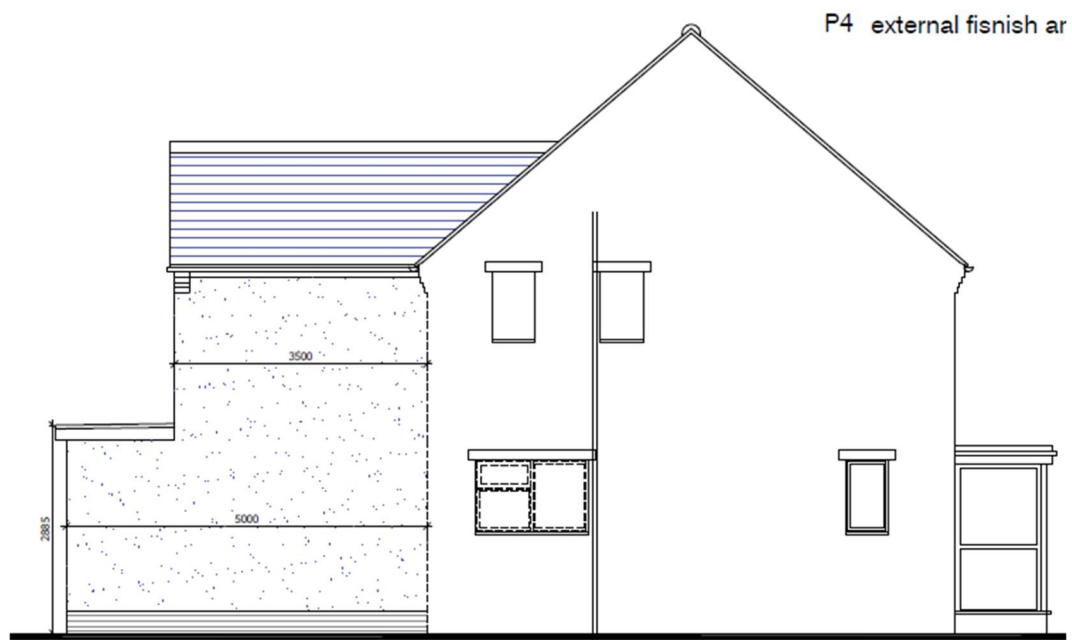
Drawing no: HR193-02 Rev P3-Floor Plans-Existing & Proposed Ground, dated Aug 24

Drawing no: HR193-04 Rev P4-Elevations-Proposed, dated Aug 24

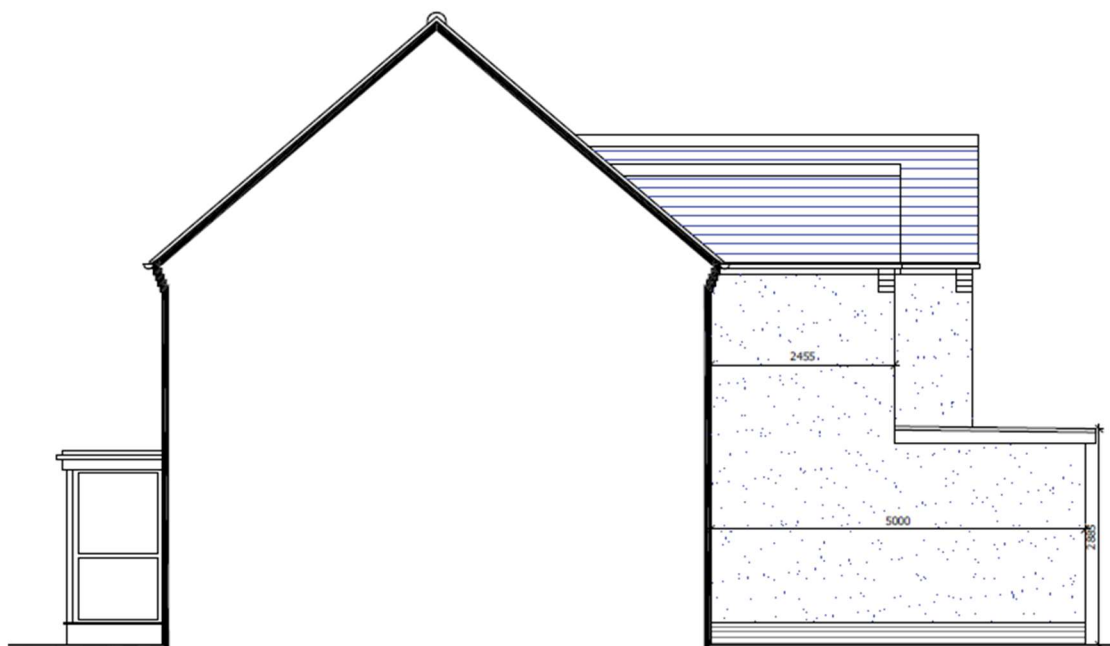
Statement relating to reason for the S73 application

Received by the Local Planning Authority on 5th December 2025

The following plans are considered as part of this application;



Side (westerly facing) elevation



Adjoining (easterly facing) elevation



Rear (north facing) elevation

3. RELEVANT PLANNING HISTORY

PL/25/0013 – Part retrospective application for Demolition of existing wing and conservatory, replaced with new part single, part two storey rear extensions (following previous approval of the 5.0m single storey extension) – Approved March 2025

PL/24/1183 – Proposed demolition of existing rear wing and existing conservatory and replacement with new 5.0m rear single storey extension – Approved November 2024

4. CONDITION TO VARY

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

Drawing no: HR193-01 Rev P2 - Block & Location Plans, dated October 24

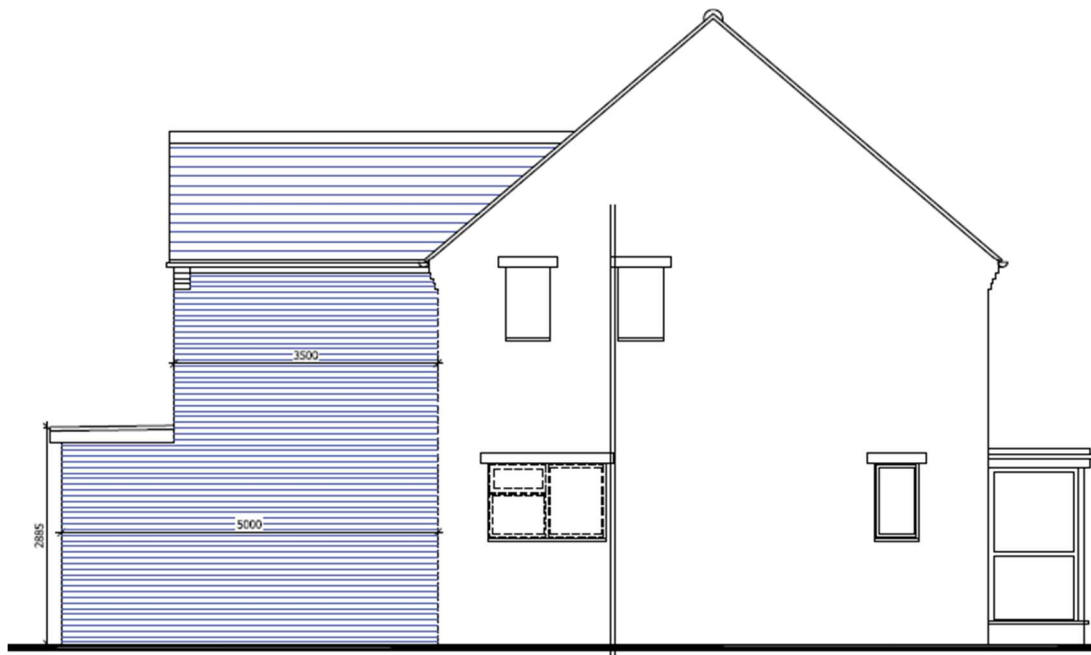
Drawing no: HR193-02 Rev P2 - Existing & Proposed Ground Floor Plans, dated October 24

Drawing no: HR193-04 Rev P2 - Proposed Elevations, dated October 24

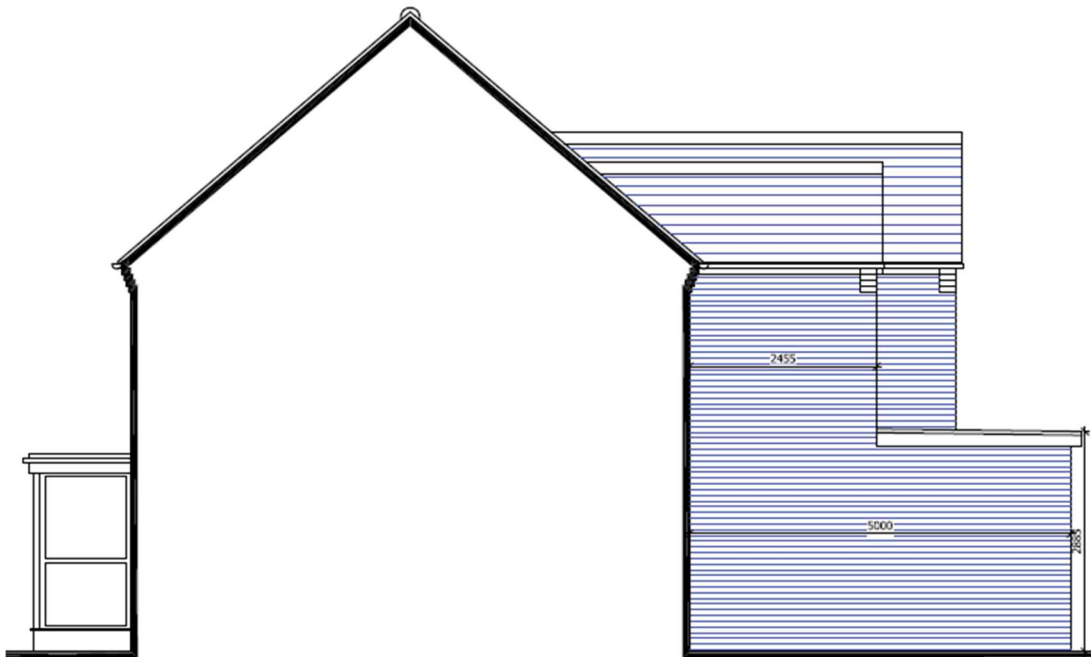
Received by the Local Planning Authority on 17th October 2024

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.

Previously approved plans:



Side (westerly facing) elevation



Side (easterly facing) elevation



Rear (northerly facing) elevation

5. CONSULTATIONS

Internal

None.

External

A planning notice was attached to nearby street furniture on 18th December 2025 and left in place for the minimum 3-week consultation period.

1 letter of representation have been received as follows:

- | | | |
|---|---|--------|
| <ul style="list-style-type: none">• Neighbour | 191 Hartland Road,
Reading
RG2 8DL. | Object |
|---|---|--------|

Summary of comments received:

Original plans included a single storey extension which the neighbours were largely happy with, however the original extensions were built differently to the approved plans.

The planning permission was granted for a finish in brick similar to the constructions of the main house and in keeping with the other neighbouring properties. This too was ignored and they cement rendered the property.

6. EQUALITY ACT 2020

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 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.

7. 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)

SPG/SPD

A Design Guide to House Extensions SPG

8. APPRAISAL

Officers note under the heading "description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)" for previously consented application PL/25/0013:

- The proposed facing brickwork will match the existing facing brickwork.

It is noted that both the exterior walls and windows and door material finishes differ from the proposal and consented application under PL/25/0013, however changes to windows and window colour can be achieved under Permitted Development for Householders, therefore this application only relates to the painted render finish.

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.

Overall, the design approach and the way the rendered finish addresses the public realm is considered poor. The material of render finish is incongruous and unsympathetic; the render is visually dominant and lacks architectural detailing.

The rendered finish is stark, out of place and inconsistent with its surroundings and therefore considered harmful to the visual amenity of the rear garden areas immediately surrounding the site.

The painted render finish is considered contrary to policies CC7 & H9 of the Reading Borough Council Local Plan 2019.

The property also contains an unlawful outbuilding (as seen in the site pictures) in the rear garden for which the local planning authority has no planning history for. Planning permission for the unlawful outbuilding should be sort under a separate application.

9. CONCLUSION

The proposed changes to the external finishes result in various elements of harm to the character and appearance of the host property and wider neighbouring properties.

Overall, the render finish is visually dominant and incongruous design which causes significant harm to the character and appearance of the area.

The proposal is therefore considered contrary to a number of Local Plan policies as outlines above and is recommended for refusal.

10. RECOMMENDATION

REFUSE

1. The proposal by reason of the large expanse of painted render appears incongruous and unsympathetic to the existing building. The render is visually dominant and jarring and lacks architectural detailing. As such the proposal is harmful to the appearance of the existing building, the visual amenity of surrounding rear gardens, the wider streetscene and the character of the area. As such the proposal is contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019.