

DELEGATED APPLICATION REPORT

Ward: Coley Ward

App Ref: PL/25/1735 Householder planning permission

Address: 15 LITTLECOTE DRIVE, READING, RG1 6JD

Proposal: Part two storey and part single storey side and rear extension. (amended)

Applicant: Mr Sultan Hussain

Received date: 02/12/2025

Target Decision date: 27/03/2026 (EoT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwellinghouse with a detached garage to the side. The property benefits from spacious front and rear gardens. A mature tree is located at the bottom of the rear garden, approximately 17.5m from the main house.

The property is situated at the end of Littlecote Drive, off Berkeley Avenue. The terrain slopes slightly from Berkeley Avenue towards Littlecote Drive. As a result, the ground-floor level at 14 Littlecote Drive is slightly higher than the application site and is positioned at an angle relative to it. No. 16 Littlecote Drive forms the other half of the semi-detached pair with the application site, and the ground levels between the two are largely similar. Littlecote Drive is characterised by large semi-detached properties, and the surrounding area is predominantly residential in nature.



Fig 1: Rear view of 15 Littlecote Road, dated 23/12/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a part two-storey and part single-storey side and rear wraparound extension. The development would be set back from the frontage by approximately 1m, and the rear elements would project around 4m from the existing rear elevation. According to the application form and the submitted proposed elevations, the roof would be finished in clay-type concrete tiles or clay tiles to match the existing clay-type concrete roof tiles. The proposed brickwork would comprise facing red bricks to match the existing materials. All proposed windows would be UPVC, consistent with those currently on the dwelling, and the proposed doors would be composite doors.

The two-storey side and rear elements feature a crown roof with varying heights. This section measures approximately 2.5m in width from the front and 10.5m in depth, wrapping around to the rear of the main dwelling. At the rear, the extension would measure around 5m in width, covering approximately 2.5m of the rear elevation of the main house. The proposed eaves height is approximately 5m, matching the existing dwelling, while the overall height would be around 6.9m at the front and 6.2m at the rear.

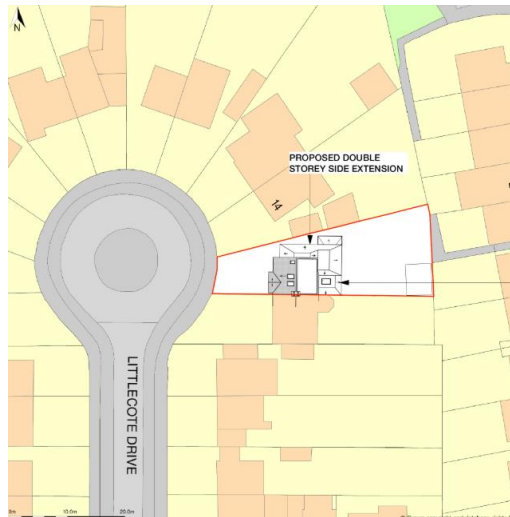
The proposal includes two single-storey rear extensions. One would infill the gap between the application site and no. 16 Littlecote Road, aligning with the rear building line of the new two-storey elements. The second single-storey element, also aligned with this rear building line, is positioned to the north of the two-storey extension. Both single-storey elements would have crown roofs, with eaves of approximately 2.9m and an overall height of around 3.5m.

Two bird boxes and two bat boxes would be installed on the north elevation of the new two-storey side and rear extension.

Plans considered:

- Location Plan, dated and received 02/12/2025.
- Existing Driveway, received 02/12/2025.
- Proposed Driveway, received 02/12/2025.
- Existing Floor Plans and Elevations, received 02/12/2025.
- Drawing No. 0203/10 – Proposed Floor Plans, dated 03/2026, received 24/03/2026.
- Drawing No. 0203/11 – Proposed Loft_Roof Plans, dated 03/2026, received 24/03/2026.
- Drawing No. 0203/14 – Proposed Elevations, dated 03/2026, received 24/03/2026.
- Drawing No. 0203/01 – Site Location Plan and Block Plan, dated 03/2026, dated 03/2026, received 24/03/2026.

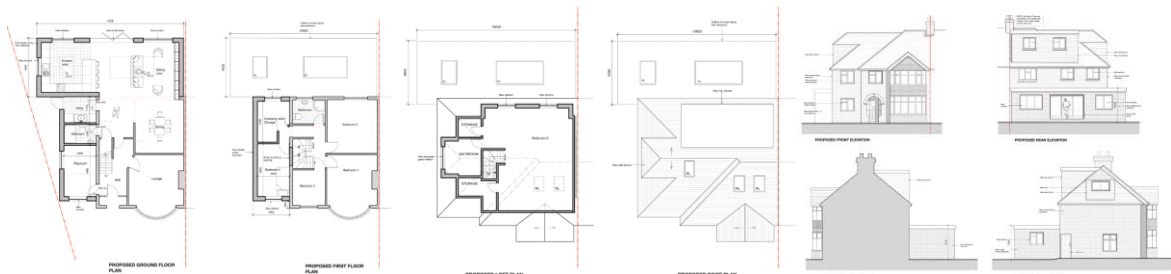




Figures 2-12: Existing and proposed floor plans and elevations; block plan submitted

3. PLANNING HISTORY

- PL/23/0765 (HOU) - 2 Storey side extension, Single storey rear and side extension. Conversion of the loft space with addition of a dormer to the rear and side and additional rooflights at the front. Withdrawn 18/09/2023.



Figures 13-15: Proposed plans and elevations submitted under PL/23/0765

- PL/24/0006 (CLP) - Proposed hip-to-gable loft conversion with rear-facing dormer and three front-facing rooflights. (amended). Granted 05/03/2024.
- PL/25/0368 (PRE) - Pre Application advise for a double Storey side extension, Part double storey / Part single storey rear extension, Internal Alterations. Advice given 06/06/2025.

4. CONSULTATIONS

- RBC Transport Development Control – No objection.

Parking is being provided in accordance with the Council's current adopted standards on the front drive.

The area is served via an existing vehicle crossing; no changes are proposed.

Suggested conditions:

Vehicle Parking (As Specified)

Highways

Do not damage the verge

- RBC Ecology Consultations – No objection, subject to ecological enhancement condition.

- **Site Notice:** A site notice was displayed near the application site. The 21-day consultation period was from 23 December 2025 to 13 January 2026. Objections have been received from three properties; see below for a summary.



Fig 16: Site Notice photo

Objection comments 1:

- With the prominent hip to gable loft conversion that is currently being erected and the large raised building that has been built in the garden and overlooks our property, we feel the dominant scale of the rear extension, going from single storey to double storey would cumulatively fail to remain proportionate or subordinate to the property and appear as incongruous addition to our property. It will also have a detrimental impact and appearance of the surrounding area.
- The single storey building at the rear of the building being built on the boundary will only leave a gap of 24cm between the properties.
- We would like a fence erected between the properties at the front of the properties to maintain our privacy. This was removed by the previous owners of the properties.
- The owner of the property at Number 15 originally submitted plans on 4/6/23 which were refused with suggestions for dormer windows in the loft conversion. These plans were then withdrawn. These newly submitted plans are now making the property larger than the original plans, now that the hip to cable loft conversion has been agreed through permitted development.
- I do feel that an inspection of this property by an inspection officer is beneficial and would like an explanation as to why the plans that were submitted on 2/12/25 have only just been acknowledged by the planning office, giving residents 13 days to submit any concerns before the decision date of 6/1/26.

Objection comments 2

The original application was refused and that showed for a single storey extension to the rear. This application is for a 2 storey extension coming out some 6 metres which will invade our privacy even more than the roof works.

I objected to the original plan and now find myself objecting to the probable invasion of my privacy.

Regarding the proposed change to their front garden to a 3 car parking area, will that be sufficient for their growing family? Parking is tight enough in the Drive as it is.

Objection comments 3

The resident objects to the planning application PL/25/1735 because it is larger and more intrusive than the similar application refused in 2023, and it would adversely affect more neighbours—particularly those in Portway Close. The resident highlights that previous works at the property (including the roof extension, scaffolding, and a large shed) took an excessively long time and continue to cause visual harm, raising concerns about how long an even bigger project would take.

Using guidance from Reading Borough Council's Design Statement, the resident notes that new development should avoid harmful impacts on neighbours' privacy, daylight, sunlight, and amenity. The resident believes the current proposal fails on all these grounds due to:

- 1) Overlooking and loss of privacy from multiple new rear-facing windows and bifold doors.
- 2) Visual dominance and an overbearing appearance caused by large rear extensions.
- 3) Potential reduction in daylight and sunlight to neighbouring properties.

The resident also objects to specific elements, including:

- 1) Inadequate parking and no drainage provision despite proposing a five-bedroom home.
- 2) Most new windows are positioned at the rear, increasing overlooking.
- 3) Numerous enlarged windows and openings facing neighbouring gardens.
- 4) Rear extensions projecting significantly into the garden, compounded by the presence of a large shed.
- 5) A side extension built very close to the boundary, restricting emergency access.

The resident concluded by expressing concern that neighbours in Portway Close—those most affected—were not notified by Reading Borough Council about the application.

Planning Officer's note: It is noted that the objection comments from neighbouring properties are not all relevant to planning matters. Previous construction works, as well as any future construction works, are not planning considerations. An informative regarding construction works would be included within the decision notice, should the application be approved, to provide appropriate guidance.

With regard to the late notification mentioned in Objection Comment 1, there was no delay. The deadline for submitting comments was 13th January, which provided the statutory 21 days. A site notice was displayed at the front of the application site.

The application submitted in 2023 (ref: PL/23/0765) was withdrawn by the applicant, rather than refused.

For all other planning matters, please refer to the appraisal section for a detailed assessment.

- Communications with the agent

The original proposal was not considered acceptable because the roof form appeared incongruous with the existing main house. In addition, drafting errors were identified within the submitted plans. Revised plans were, therefore, required. For the final plans under consideration, please refer to Section 2: Proposal and Supporting Information.

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 (NPPF)

National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

TR5: Car and Cycle Parking and Electric Vehicle Charging

SPD

Design Guide to House Extensions Supplementary Planning Document (2021)

Revised Parking Standards and Design Supplementary Planning Document (2011)

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 does not present an overbearing impact on neighbours or a large blank façade to public areas. Policy CC7 also sets out relevant considerations for design.

The proposal is large in scale; however, the application site is considered capable of accommodating development of this size, given the overall plot dimensions. The depth of the proposed rear element would be approximately 4m, which complies with the recommended depth outlined in the Design Guide to House Extensions 2021. The side extension would be significantly lower than the existing ridgeline of the main house and would include a substantial setback from the frontage. Therefore, the overall scale of the proposed development is considered subservient to, and proportionate with the main property.

Although the proposed roof design does not fully complement the main house—due in part to the presence of the existing rear dormer—the crown roof form and the notably lower rear roofline help mitigate the potential negative visual impacts. As such, this is not considered to warrant a refusal reason.

The placement and proposed materials of the two front-elevation windows, together with matching brickwork, would be in keeping with the existing character of the main house. No harmful impact on the appearance of the host dwelling or the wider environment is anticipated.

The application site sits at an angle to No. 14 Littlecote Drive and is narrower at the front. Consequently, most of the proposed development to the rear and side would not be visible from the streetscene. As such, it is not considered to have a detrimental impact on the character or appearance of the streetscene.

With regard to the objection comments concerning the visually dominant impact of the proposed development on neighbouring properties, the proposed two storey rear extension has a depth of approximately 4m and benefits from a separation of ca 3.5m from no.16. In terms of the single storey elements that closest to no. 16, it would be built along with the boundary line and features a crown roof. Additionally, the plots are splayed in relation to No. 14, and the application site is situated at a lower ground level than No. 14. Given that the proposed single-storey element is modest, and the two-storey rear extension is set away from No. 16, with appropriate separation and a splayed relationship to No. 14, the proposal is not considered to result in a visually dominant or overbearing impact. As such, the concerns raised would not justify a reason for refusal on the grounds of character or appearance.

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.

There are no identified privacy concerns, as no first-floor side windows are proposed. The new ground-floor side windows would face north and, given the lower ground level of the application site relative to No. 14 Littlecote Drive, would primarily face the boundary fence. The back-to-back distance between the application site and the properties on Portway Close is at least 21m, which complies with the Design Guide to House Extensions 2021. Therefore, no harmful impacts on privacy are identified.

Turning to overbearing impacts and loss of light on No. 16 Littlecote Drive and No. 14 Littlecote Drive. No. 16 has an existing single-storey conservatory positioned adjacent to the shared boundary. The element of the proposed development closest to this boundary is a single-storey rear extension with a crown roof and an eaves height of approximately 2.8m. The first-floor element would be set significantly away from the shared boundary by approximately 3.7m. As such, the proposal is not considered to result in overbearing impacts or loss of light to No. 16.

Although the single-storey extension would be positioned directly on the boundary to no.16, this alone is not considered sufficient to justify a refusal. An informative would be included stating that, during construction, the developer must ensure that no part of the development (including foundations, eaves, guttering, etc.) encroaches on, under, or across the boundary with the adjoining property. Should the application be approved, the permission would not confer any right of access onto land outside the developer's control.

No. 14 is positioned at an angle and is set slightly back from the application site. As a result, the proposed development at No. 15 would be facing towards the side elevation of No. 14, such that no material loss of light would arise. While the development would be closer to the south-facing dormer window of No. 14, this window serves a staircase. Therefore, the proposal is considered acceptable in terms of both loss of light and overbearing impact on No. 14.

To protect the privacy of neighbouring properties, a condition would be included to restrict the insertion of any new openings in both side elevations.

Transport

Policy TR5 requires that development to provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

According to the adopted Revised Parking Standards and Design 2011, the application site is located within Zone 2, where a 4+ bed C3 dwelling house requires two parking spaces. These can already be accommodated on the existing driveway.

Although the submitted proposed driveway drawing indicates that three parking spaces would be provided within the front garden and on the existing driveway, the level of detail shown is insufficient for assessment or approval. The Planning Officer requested further details from the applicant; however, no updated driveway plans have been submitted. Therefore, the installation of three parking spaces does not fall within the scope of this application.

If the applicant intends to undertake this under Permitted Development, they are advised that the materials used must be permeable, or surface-water run-off must be directed to a permeable or porous area within the curtilage of the application site. Further guidance can be found on the Planning Portal. Otherwise, planning permission would be required.

Ecology

This application initially required the submission of a Bat Survey. However, the applicant has already obtained a certificate for the installation of the rear dormer, and construction works have commenced. As a result, the roof has already been disturbed, meaning that if any bats had been present in the original roof, their habitat would already have been impacted.

Based on the photographs provided by the applicant, the Ecology Consultee has confirmed that carrying out a Bat Survey at this stage would not yield any meaningful results. Instead, ecological enhancement measures are considered appropriate to provide compensation.

Accordingly, a condition would be included, should the application be approved, to secure the installation of two bird boxes and two bat boxes.

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

Approve with Conditions

Recommended Conditions:

Time limit

Materials (To Match)

Approved plans

No new openings

Ecological enhancement measurement – prior to occupation