

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/1805 Householder planning permission

Address: 11 RHIGOS, EMMER GREEN, READING, RG4 8LF

Proposal: Internal alterations, Glazing alteration and new windows, Porch extension, New Roof over porch and Front extension

Applicant: Mr Victor Podlozhnyuk

Received date: 15/12/2025

Target Decision date: 10/04/2026 (agreed extension of time)

Case Officer: Marcelina Rejwarska

1. SITE DESCRIPTION

The application site comprises a detached two-storey dwelling within a cul-de-sac in Emmer Green. The ground level slopes down from the street towards the property resulting in a steep driveway. At the front, the integral garage has been converted to a habitable room. At the rear, the garden is accessed via a raised patio, with steps down to the lawn area. The property is not within a conservation area. The surrounding area is residential, comprised of detached dwellings in similar character.



Figure 1 Image of the application site taken by the case officer on 8th January 2026.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for, window glazing alterations and new window openings, a porch extension, new roof over porch and front extension. Majority of the proposed works have already been granted planning permission, however, unauthorised alterations to the fenestration on the side elevations was reported to the RBC Planning Enforcement team in 2025. While it appears that deviations from the recently approved plans have been corrected on the west elevation, the changes to the east elevation are contained within this current submission.

2.1. Information submitted:

232405 Design and Access Statement

A.01.1 Location Plan

E.01 Existing Floor Plans and Elevations

A.01.2 Proposed Site Plan

A.01.3 Proposed Ground Floor Plan

A.01.5 Roof Plan

A.02.1 Proposed Front and Rear Elevations

A.03.1 Front Elevation Illustrative Visuals

A.03.2 Rear Elevation Illustrative Visuals

Received 15 December 2025

A.01.4 Rev A Proposed First Floor and Loft Plan

A.02.2 Rev A Proposed Side Elevations

TH4701 Rev A Arboricultural Impact Assessment, Method Statement & Tree Protection Plan, Trevor Heaps Arboricultural Consultancy Ltd

Received 2 April 2026

3. RELEVANT PLANNING HISTORY

PL/17/1375 – Conversion of garage to habitable rooms. Glazed canopy over patio at rear. – Application withdrawn on 06/10/2017

PL/17/2260 – Conversion of garage into family room and playroom. Erection of glass canopy to rear. – Application permitted on 29/01/2018; part implemented (garage conversion complete, glass canopy at the rear not yet implemented but could be implemented if not invalidated by later permissions)

PL/24/0556 - Internal, fenestration and elevation alteration to detached dwelling to create two semidetached houses – Application refused on 24/06/2024

PL/24/0953 - Internal, fenestration and elevation alteration to detached dwelling – Application approved on 24th September 2024

PL/24/0992 - Internal alterations, Glazing alteration and new windows, Porch extension – Application approved on 15th September 2025

4. CONSULTATIONS

The following were consulted:

- RBC Transport Development Control – No objections.
- RBC Trees - Planning Natural Environment – Same comments apply as per previous application.
- Ecology – No comments received.

A site notice was displayed on site. No letters of representation were received.

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

National Planning Policy Framework 2024
National Planning Policy Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

EN14: TREES, HEDGES AND WOODLAND

SPD

Design Guide to House Extensions 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.

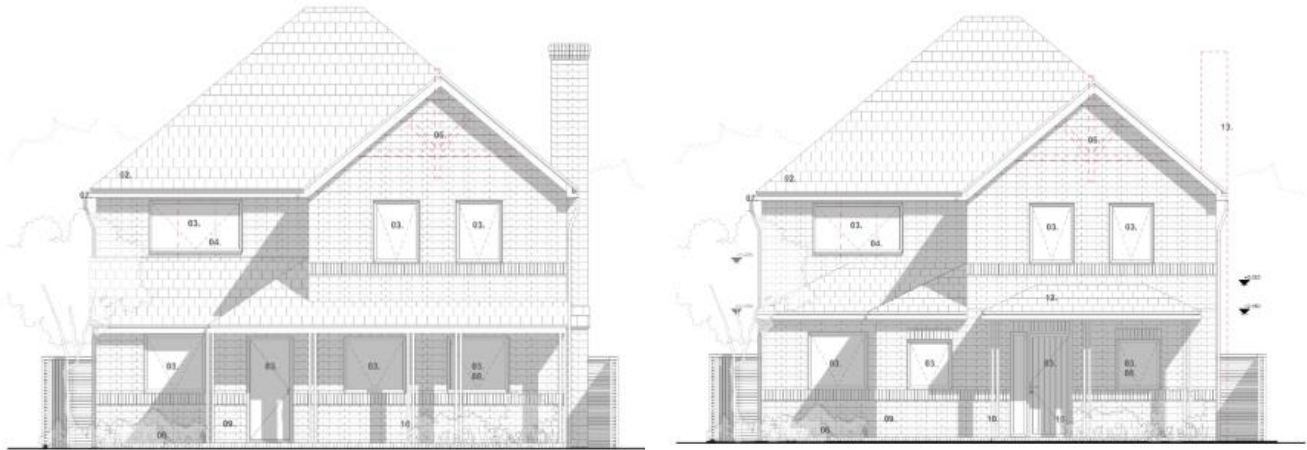
6. APPRAISAL

6.1. Character and design

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.

The site has existing, part implemented permission for replacement of all windows and window openings to modernise the appearance of the property. The proposal comprises changes to the previously approved scheme, including:

- Changes to the roof pitch of the front porch.
- Relocation of the front entrance door.
- Removal of the chimney
- Enlargement of the secondary bedroom window on the east elevation to full length. This window is proposed to be obscure glazed.



Left: Previously approved front elevation. Right: Proposed front elevation.

Overall, the changes to the previously approved front elevation layout are minor and not considered harmful to the character of the property nor the wider street scene. There are also no objections to the removal of the chimney and chimney stack, nor the relocation of the front door.

The enlargement of the secondary bedroom window on the first-floor east elevation was requested by the case officer to be removed from the proposal. The agent has submitted revised plans which are considered acceptable. Overall, the proposal is considered acceptable in design terms.

6.2. Residential amenity

Policy H9 requires householder development to not present an overbearing impact on neighbours. Policy CC8 requires all development to not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.

Concern was raised by the case officer to the agent regarding the full-length bedroom window opening on the first-floor, east elevation. This has been amended by the agent to be scaled down, and the concern is now considered resolved. There are no other amenity concerns to raise.

6.3. Natural environment

Policy EN14 states that new development shall make provision for tree retention and planting within the application site.

The proposed development requires the removal of 2 ornamental Conifer trees and proposed new areas of soft landscaping on the frontage of the site. The submitted Arboricultural Impact Assessment Method Statement & Tree Protection Plan (dated 2024) was assessed by RBC Natural Environment team under the previous planning application on this site. As the revised proposal has no impact on the landscaping proposal, it is still considered acceptable in the context of policy EN14, and the same conditions will apply. The Tree Protection Plan has been updated to reflect the changes to the site, but this does not change the tree protection arrangements. A condition is also recommended to secure the additional planting that is proposed within the Design and Access Statement but which is not demonstrated on the proposed plans.

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 PERMISSION

Recommended Conditions:

1. Time limit (standard)
2. Approved plans
3. Materials as specified
4. Landscaping details to be provided within 6 months
5. Tree protection as specified
6. PD rights removed – no new window openings
7. PD rights removed – proposed first floor, west elevation bathroom and ensuite windows to be obscure glazed