

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0164 Householder planning permission

Address: 35 TREDEGAR ROAD, EMMER GREEN, READING, RG4 8PF

Proposal: Proposed Single storey rear and side extensions .

Applicant: Mr ROHIT BABBAR

Received date: 06/02/2026

Target Decision date: 14/04/2026 (EoT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey detached dwelling house adjacent to the junction of Tredegar Road and Glenrhondda. Hemdean Bottom (Bug's Bottom), which includes a small area of mature woodland, is located to the west of the site. No. 35 Tredegar Road is positioned on higher ground than Nos. 37 Tredegar Road and Nos. 6 and 8 Morlais, which are located adjacent to the rear garden of the application site.

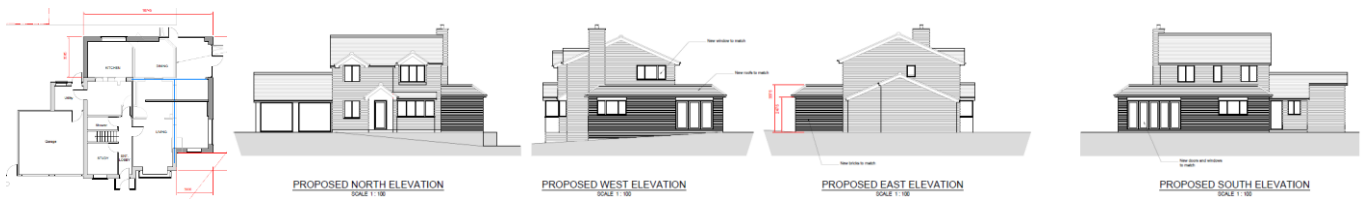


Front view of 35 Tredegar Road, taken on 27/02/26 and Aerial Google Image

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for a wraparound single-storey side and rear extension, which would have a crown roof. The proposed side element would be set back 1.5m from the frontage and would project 3m from the side wall of the main property. The proposed rear element would extend approximately 3.4m in depth across the full width of the main property and the new side element. The proposed eaves height and overall height of the single-storey extension would be approximately 2.5m and 3.4m, respectively. All proposed materials would match those of the main house. A new first floor side window would be installed in the western elevation of the host dwelling.





Existing and proposed floor plans and elevations

Plans considered:

- Drawing No. P1708-02 Existing plans and elevations, received 06/02/2026.
- Drawing No. P1708-01C Location Plan, received 27/03/2026.
- Drawing No. P1708-03D Proposed plans and elevations, received 08/04/2026.

Planning history:

None.

3. CONSULTATIONS

- One site notice was displayed in front of the application site. The 21-day consultation period was from 27 February 2026 to 20 March 2026. No letters of representation have been received.



Site notice photo

Communication with agent:

Drafting errors were identified between the proposed block plan and the proposed floor plans. In addition, the original proposal would have potentially resulted in the loss of part of the side boundary wall and the original chimney, which was considered harmful to the character and appearance of the streetscene. Following discussions with the agent, the proposed side extension has been set further back from the frontage to retain the side boundary wall, and the original chimney. Revised plans under consideration are outlined above.

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.

4. 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 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 Extension Supplementary Planning Document 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 submission draft of the Local Plan was submitted on 9th May 2025 and the Examination took place in February 2026.

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 is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

5. 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.

The proposed development would be located to the side and rear of the application site and would be partially visible from the street, given that the ground level slopes downwards towards the rear garden and Tredegar Road. However, it is not considered that the proposal would detract from the streetscene or the

local environment, due to its single-storey form and the use of matching materials. In addition, the proposed single-storey rear element would be of the same depth as the existing rear conservatory, which would be demolished to facilitate the new extension. Consequently, the overall size of the proposed development is considered to be proportionate to the host dwelling, respecting its character and appearance. As such, the proposal is considered to comply with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

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 risks in terms of overbearing impact or loss of light to neighbouring properties, given the detached nature of the host dwelling and the single-storey form of the proposed development. With regard to privacy, a first-floor side window would be installed in the west elevation of the host dwelling. This is not considered to raise any privacy concerns, as it would directly face the highway, and the closest opposing property at No. 42 Tredegar Road would be at least 22 m away from this new side window. Although the new rear element would be facing the side and rear windows at No. 37 Tredegar Road, the proposed development is considered to better restrict overlooking when compared with the existing conservatory arrangement, as the new proposal would comprise predominantly brickwork, whereas the existing conservatory is of a glazed structure. The rear garden would retain sufficient private outdoor amenity space following completion of the proposal. Therefore, the proposal is considered to comply with Policies CC8, H9 and H10 of the Reading Borough Local Plan 2019.

6. 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.

7. RECOMMENDATION

Approve with conditions

Time Limit

Materials (To Match)

Approved Plans

Flat Roof Use Restriction