

DELEGATED APPLICATION REPORT

Ward: Church

App Ref: PL/26/0259 Householder planning permission

Address: 33 BIRDHILL AVENUE, READING, RG2 7JT

Proposal: Single storey Rear extension following demolition of the existing conservatory.

Applicant: V Margarint

Received date: 24/02/2026

Target Decision date: 22/04/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a two-storey semi-detached dwellinghouse, which is located on the southern side of Birdhill Avenue, set down from the public highway and is sited on level ground whilst the rear garden then slopes away from the property on a steep gradient. The property has a detached garage and additional attached outbuilding, accessed via a private driveway to the side. The property also has an existing conservatory to the rear.

Date of site visit: 19th March 2026



Looking north towards rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a single storey rear extension following demolition of the existing conservatory. The extension will have a projection of 5m, have an eaves height of 2.8m and an overall height of 3.2m at the highest point of the lean-to roof. The extension will be constructed from brick to match existing property, includes GRP roof with white upvc doors and windows with black gutters and downpipes to match the host property. The roof has a low pitch of between 300 and 400mm, two skylights will be positioned in the roof slope.

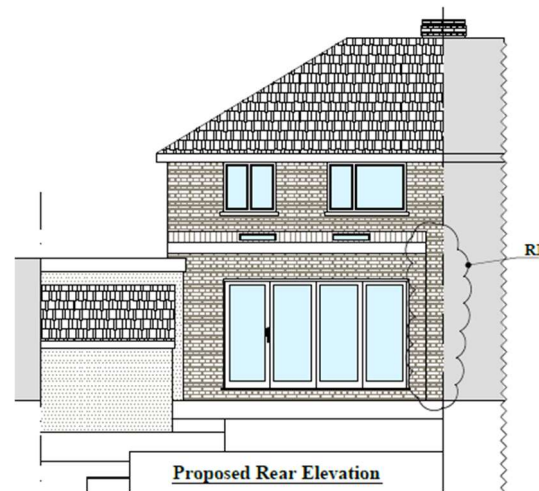
Plans & documents considered:

Drawing no: A-4 Site images - Front and Rear Elevations, dated Feb 26

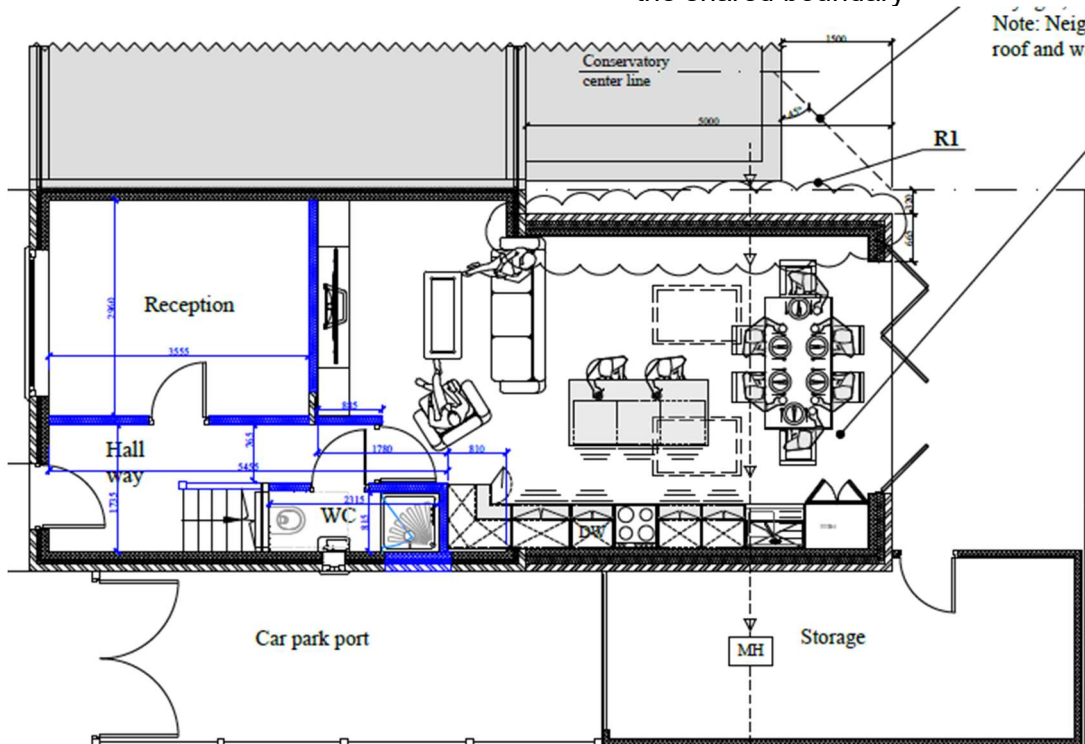
Drawing no: A-5 Location Plan – Existing / Proposed Block Plans, dated Feb 26 **superseeded**

Received by the Local Planning Authority on 24th February 2026.

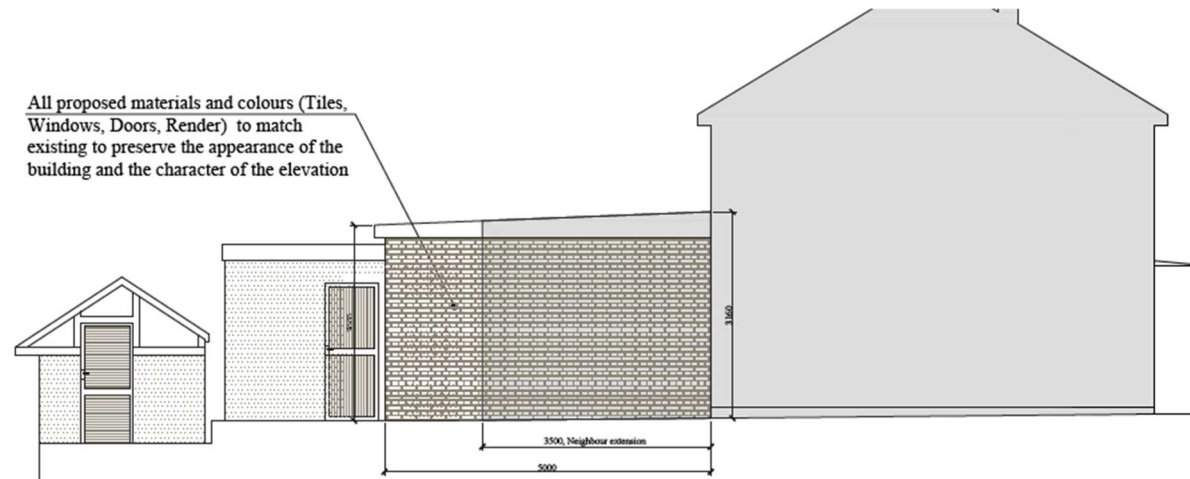
Received by the Local Planning Authority on 15th April 2026



Proposed: extension to rear elevation-pulled away from the shared boundary

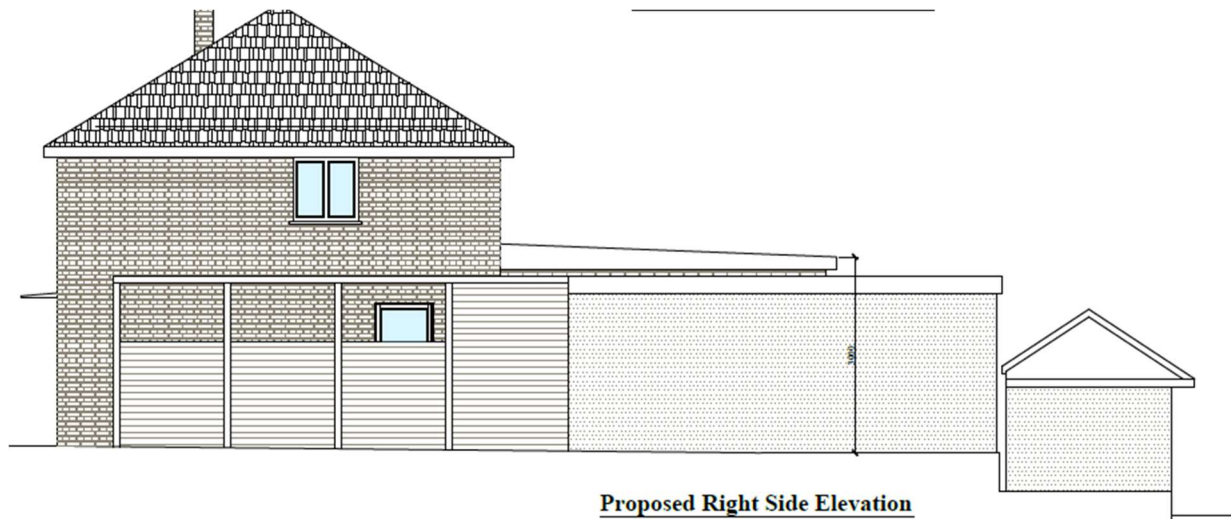


Proposed Ground Floor Layout-pulled away from the shared boundary



Proposed Left Side Elevation

Proposed: east facing elevation showing outline of neighbouring single storey extension



Proposed Right Side Elevation

Proposed: west facing elevation obscured by existing garage to host property

3. RELEATED PLANNING HISTORY

PL/25/1217 – Householder Prior Approval for rear extension measuring 5m in depth – Prior Approval Refused – October 2025

4. CONSULTATIONS

Internal:

- No internal consultees

External:

- The planning notice was attached to a nearby streetlamp column on 10th March and left in place for the 21-day statutory consultation period.

No letters of representation have been received.

5. 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 because of the development.

6. 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

7. 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 single storey rear extension will have a maximum height of 3.2m and a eaves height of 2.8m. The extension will project 5m and extend across the width of the existing dwellinghouse, attaching to the existing detached garage. The roof of the extension will have a low pitch of between 300 and 400mm. In terms of scale - the extension is not considered to be harmful to the character or appearance of the host property.

The extension will be constructed from brick to match the host property, have a lean-to style roof finished in EPDM or GRP (standard construction) and have windows, doors and skylights finished in white upvc to match the host property. In terms of materials the proposed development is considered acceptable. An extension similar to this but with a maximum projection of 4m and pulled away from any existing outbuildings could be achieved under permitted development. This proposal pushes out the overall depth by 1m taking it to a 5m projection. Whilst the extension is deep and largely extends the full width of the existing property, the development is considered subservient to the host property.

In terms of character and appearance the proposal is considered acceptable and therefore compliant 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.

The proposed development is shielded from the neighbour to the west (no.34 Birdhill Avenue) by the existing garage and shed. Whilst the extension largely replaces the existing conservatory, officers were concerned that a section of the easterly flank of the new extension will be visible and could be overbearing to the adjoining neighbour at no.33 Birdhill Avenue. To reduce the harm to visual amenity, the agent was asked to pull the extension away from the shared boundary.

The extension is considered acceptable and therefore compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

TL1
AP1
M1
PD1
PD5