

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/26/0329 Householder planning permission

Address: 70 BRUNEL ROAD, READING, RG30 3JL

Proposal: Two-storey side extension, part two-storey part single-storey rear extensions and associated internal alterations.

Applicant: Mr H Smith

Received date: 11/03/2026

Target Decision date: 07/05/2026

Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site is a semi-detached property with a hipped roof, located on the north side of Brunel Road, near the cul-de-sac. The property benefits from a notable separation from No. 72, provided by two side access paths.

The site contains an existing rear conservatory and an outbuilding in the rear garden.

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for a two-storey rear extension, first floor rear extension and 'wrap around' ground floor extension. The site gained consent under PL/25/1837 for a 'wrap around' ground floor extension and two storey side extension these elements remain unchanged within this application. This proposal would result in a first-floor rear extension which would extend beyond the rear elevation by 3m and a width of 4.5m it is stepped in from the shared boundary of No.72 by approx. 0.7m and 2m from the shared boundary of No.68.

A proposal for a ground floor-rear extension, side extension and first floor rear extension was refused under PL/25/1305.

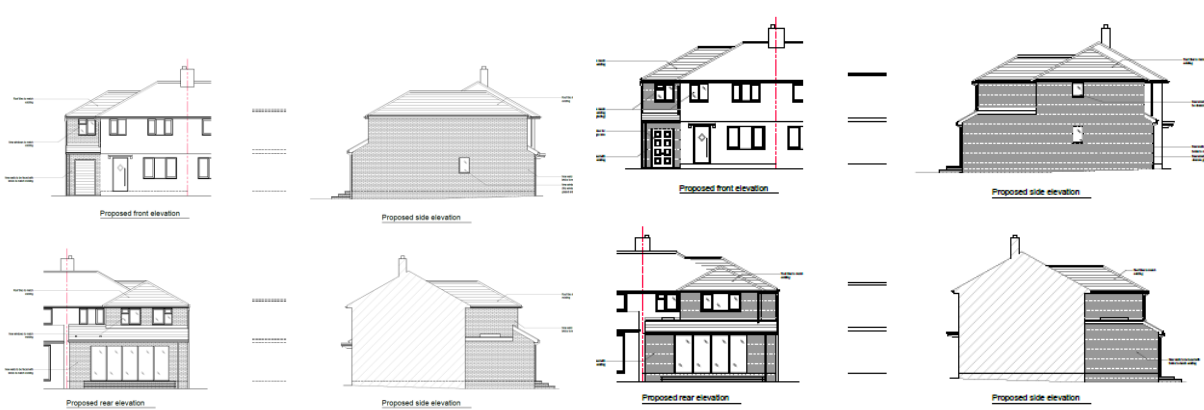
Planning History:

PL/25/1305- Part two storey part single storey side and rear extensions and internal alterations. Refused reason for refusals:

1. The scale, massing, and design of the proposed two-storey side and rear extension, along with the single-storey rear extension, fail to appear subservient or complementary to the host dwelling. The minimal setback from the principal elevation, combined with the extensive depth and wrap-around two storey elements, results in a visually dominant addition that disrupts the character of the street scene. The proposal would also result in the loss of the visual gap between No. 70 and No. 72 Brunel Road, contributing to a potential terracing effect and intensifying the built form in this high-density area. The inclusion of a roller shutter door, unrelated to garage use and aligned with the main building line, further detracts from the residential character. Additionally, the roof design of the single-storey rear extension is unsympathetic to the architectural style of the host property. The proposal is therefore contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019.
2. The proposed development, particularly the two-storey side extension built along the boundary with No. 72, would appear overbearing and visually dominant to the neighbouring occupiers. The overall scale and siting of the development would result in an unacceptable impact on the visual amenity

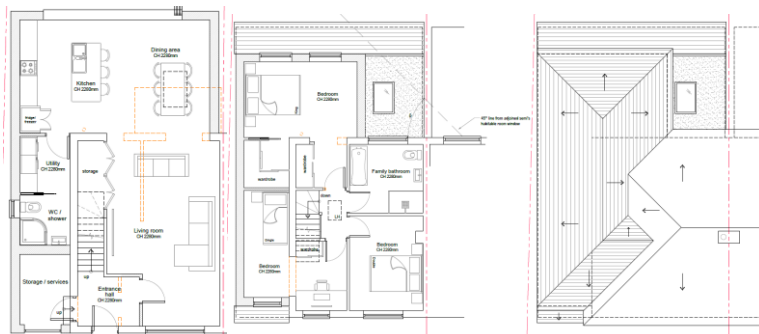
of neighbouring residents. The proposal, therefore, fails to comply with Policy CC8 of the Reading Borough Local Plan 2019.

- The proposal fails to provide sufficient detail regarding on-site parking provision and vehicle access arrangements. In particular, it does not demonstrate how two on-site parking spaces would be accommodated or whether alterations to the existing vehicle crossover or grass verge (including the presence of a tree) would be required. In the absence of this information, the proposal is considered to have an unacceptable impact on highway safety and amenity, contrary to Policy TR5 of the Reading Borough Local Plan 2019.

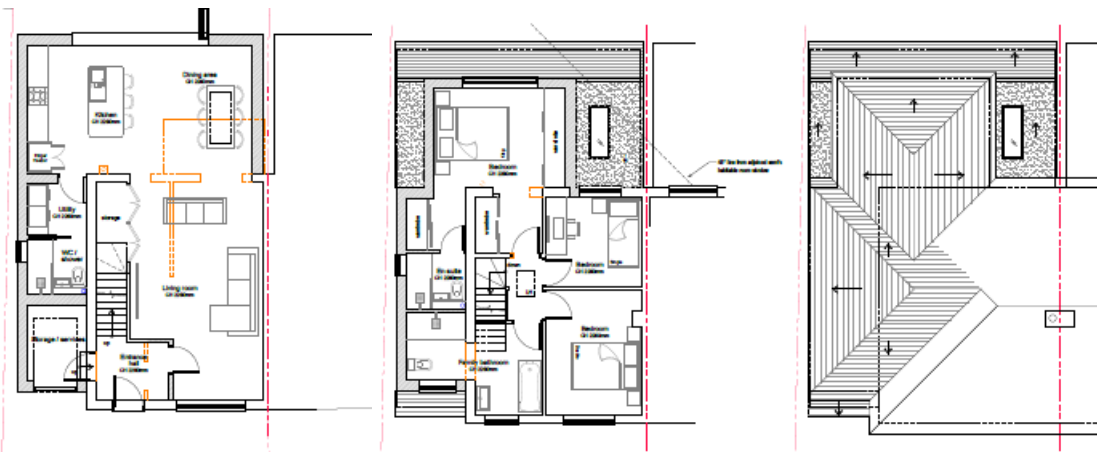


Refused (PL/25/1305)

Proposed



Refused (PL/25/1305)



Proposed

PL/25/1847-Lawful Development Certificate (Existing) for a detached outbuilding within the rear garden. Granted

PL/25/1837- Erection of a two storey side extension and single storey rear extension. Approved

Submitted plans and documents:

02526-01- Existing Ground floor received 11 Mar 2026

02526-02- Existing first floor and roof received 11 Mar 2026

02526-03- Existing Elevations received 11 Mar 2026

02526-04- Proposed ground floor received 11 Mar 2026

02526-05- Proposed first floor and roof received 11 Mar 2026

02526-06- Proposed elevations received 11 Mar 2026

02526-08- Location and Block plan received 11 Mar 2026

Preliminary Ecology Appraisal dated 2 October 2025 received 11 Mar 2026

Supporting Statement received 11 Mar 2026

3. CONSULTATIONS

The following were consulted:

Ecology Consultations

The application site is a semi detached building in Southcote, Reading. The site lies 115m north of the Holybook Local Wildlife Site, 120 from Southcote allotments and less than 180m from Fobney and Kennet Valley Meadows Local Wildlife Site, all of which provide optimal bat foraging habitat.

Planning application PL/25/1305 for a large side and rear extension was refused for non ecological reasons. Planning application PL/25/1837 was then submitted for a smaller extension – this was approved with conditions.

The current application appears to represent a return to a larger extension

Nonetheless, we would have no ecological objections to the application. Our previous comments related to a bat survey undertaken in late 2025 (Urban Tree Experts, October 2025) which found no bats or evidence of bat roosting.

Public Consultation

A site notice was displayed at the application site and one objection was received this raised concerns regarding neighbouring amenity. This has been discussed with the report below.

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

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Local Plan Partial 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 consultation version of the draft update of the Local Plan was published on 6th November 2024.

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 these applications 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 determination of this planning application and are not considered to be ‘out of date’

The Local Plan Partial Update was submitted to the Secretary of State on 9th May 2025. Submission marks the beginning of a process of public examination led by an independent Inspector. Due to the stage of examination, the draft Local Plan can be afforded limited weight.

National Policy

National Planning Policy Framework 2024

National Planning Practice 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)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPG 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.

5. APPRAISAL

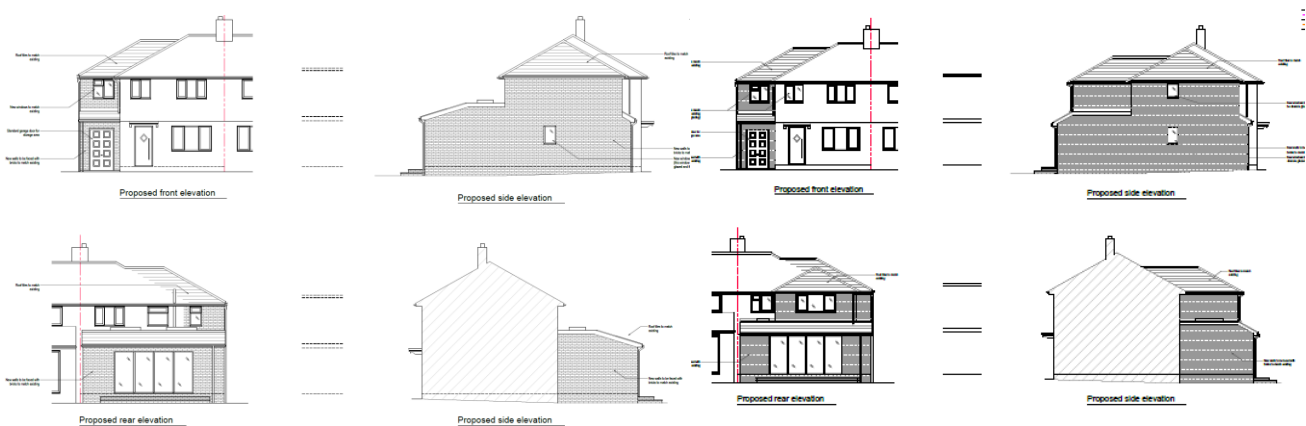
Character and Appearance

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 Design Guide to House Extensions 2021 states that “consideration needs to be given to the size of the existing dwelling and what is considered subservient to the existing dwelling.”

The proposal has a similar front elevation that that approved under PL/25/1837 which on balance was considered not to result in undue harm to the street scene due to a ridge height set below the existing, a staged front elevation with the side extension not extending any further to the rear than the existing.

This proposal would result in a first-floor rear extension extending beyond the existing rear elevation, which adds further mass and bulk compared to that already approved. Officers consider that the first-floor rear extension together with the side extension and wrap around ground floor extension result in a significant additional mass and bulk as such the extension would no longer be subservient and would be overly dominant and harmful to the street scene. The below elevations illustrate that both proposals add a significant amount of additional mass and bulk to the property, however officers considered the additional first-floor element proposed under this application would now result in harm to the host dwelling as well as the street scene as it would create a dominant appearance which would warrant a refusal.



Approved PL/25/1837

Proposed

Residential Amenities

Policy CC8 of the Reading Borough Local Plan requires that “Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook ...”

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours.

Regarding No.72 which lies to the west, the proposed extension would be sited adjacent to the shared boundary, with the first-floor rear extension extending beyond the existing rear elevation and is stepped and while the first-floor is stepped in by approx. 0.7m from the shared boundary the side extension as well as the wrap-around extension are sited adjacent to the shared boundary cumulatively the additions would appear visually dominant to the No.72. In additions to this the proposal would result in two side windows which would have direct views onto No.72. While these could be conditioned to be obscure glass there would still be perceived overlooking to the neighbour as such would impact their amenities. The loss of

perceived privacy as well as the significant additional mass and bulk result in harm to neighbouring amenity as such the proposal does not comply with policy CC8 and H9 of the Reading Local Plan.

Regarding No.68 which lies to the east the proposed ground floor rear extension is sited along the shared boundary however it does not extend beyond the ground floor rear projection of No.68. The first-floor rear extension is stepped in from the shared boundary by approx. 2m, the proposal would not breach the 45-degree visibility splays. Due to the majority of the proposed mass and bulk on the western elevation and the existing additions to No.68 it is not considered the proposal results in undue harm to No.68.

Transport

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

The proposal results in two parking spaces located at the existing hard standing at the front of the property as such the proposal is considered to comply with policy TR5.

Other matters

With regard to trees, Natural Environment provided a response to application PL/25/1305 of no objection their responses states "I can confirm I have no objections to the above application. The trees in the adjacent properties will not be impacted as they are of an appropriate distance from the proposal".

In terms of ecology, the RBC Ecologist raised no objection the bat report submitted with PL/25/1305 which was provided with this application, and is still considered to be in date.

Other Matters

Regarding the letter received, it is believed this has been discussed with the officer report above.

6. CONCLUSION

In conclusion, the scale, massing, and design of the proposed two-storey side and rear extension, along with the single-storey rear extension, are overlarge, bulky and would fail to appear subservient or complementary to the host dwelling. Additionally, the proposed development with the first-floor rear extension together with the side extension and wrap around ground floor extension cumulatively would appear overbearing and visually dominant to the neighbouring occupiers with the two side windows proposed result in perceived overlooking and loss of privacy. The proposal is therefore contrary to Policies CC7 H9 and CC8 of the Reading Borough Local Plan 2019.

7. RECOMMENDATION

REFUSE Planning Permission for the following reasons:

1. The excessive scale, mass, and bulk of the proposed extensions cumulatively would fail to appear subservient or complementary to the host dwelling and would be a visually dominant addition that harms the appearance of the building and the character of the wider street scene. The proposal is therefore contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019 and the Design Guide to House Extensions SPG 2021
2. The proposed development due to its excessive mass and bulk and proximity to the boundary with the neighbouring dwelling (no.72) together with the proposed first floor side window, would be overbearing upon, and result in a loss of privacy and perceived loss of privacy to, the neighbouring dwelling. The proposal, therefore, fails to comply with Policies CC8 and H9 of the Reading Borough Local Plan 2019.