

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/26/0222 Householder planning permission

Address: 140A SOUTHCOTE LANE, READING, RG30 3AF

Proposal: Single-storey rear extension and new rear patio area.

Applicant: Mr Sreedhar Kuduva Janarthanan

Received date (agreed extension): 30/04/2026

Target Decision date: 15/04/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site consists of a two-storey, semi-detached, residential dwelling on the northern side of Southcote Lane in Reading. The property has a pitched roof, and the property is set down and set back from its semi-detached pair. The site is neither a listed building nor located within a designated conservation area. The surrounding context is predominantly residential.



Extract of the location plan

Site visit date: 04/03/2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension with a mono pitched roof and materials to match those of the existing property. The proposed extension would have a depth of 4m, and a maximum height of 3.6m.

Beyond the rear extension it is proposed to level out an area of the rear garden to accommodate a new patio area. The depth of the new patio would be 3.660m.

Plans/documents considered:

Drawing No. P-1721-01 – Location and Block Plan received 18th February 2026

Drawing No. P-1721-02 – Plans and Elevations (Existing and Proposed) received 18th February 2026

Structural plan – difference in ground levels received 24th April 2026

Existing and Proposed Plans:



3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 4th March 2026 for a period of 21 days.



Two letters of representation have been received, with concerns regarding the following:

Boundary Treatment/supporting wall

Loss of light

Scale/Height/Dominance

Noise, dust, fumes etc because of the height difference

Loss of privacy/overlooking

Officer note: material considerations will be explored in more depth below

4. RELEVANT PLANNING HISTORY

Original planning permission: PL/07/0315 - Erection of 4 x 3 bedroom semi detached dwellings - Permitted subject to legal agreement 15/03/2007.

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

National Planning Practice Guidance

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 Extensions SPD 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 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 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.

In terms of scale, the proposed extension is considered acceptable. The proposed extension would have a maximum depth of 4m which complies with the guidance for rear extensions within the Design Guide to House Extensions SPD. The proposed extension is single storey only and it is considered that the plot can accommodate an extension of this size. The extension is considered subservient to the main dwelling, ensuring it does not dominate the existing property. In terms of design, it is considered that the proposed extension would integrate well, with materials to match those of the existing dwelling and a mono pitched roof. The extension would be contained at the rear of the site, causing minimal harm to the street scene. Other properties within the vicinity have been altered and extended, there are a variety of rear extensions, conservatories, and outbuildings in the surrounding gardens, therefore, the proposed rear extension is not considered out of character for its location.

Overall, the proposal is not considered to cause harm to the character of the existing dwelling or the wider area and therefore complies with policies H9 and CC7.

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.

By virtue of its single-storey nature and the modest eaves height of 2.4m, the proposed rear extension is not considered to give rise to any significantly detrimental impacts on the amenity of neighbouring properties in terms of overbearing effects or loss of light. It is worth noting that a 3m rear extension of the same height could be erected under the properties permitted development rights. There is a sufficient distance between the proposed extension and number 142 Southcote Lane. Although the proposed extension is only set off the boundary slightly with number 140 Southcote Lane, this neighbouring property sits on higher ground which reduces the impact of the proposed development. The sloping roof form design further reduces the harm to neighbouring properties. No windows are proposed in the side elevations of the extension, therefore, there are no identified risks in relation to loss of privacy or overlooking.

Whilst it is acknowledged that the proposal would undoubtedly change the current arrangements, the proposed development would not result in such a loss of outlook, sense of enclosure or reduction in daylight and sunlight to warrant a sustainable reason for refusal of this application.

Regarding concerns about noise and dust caused by construction and demolition works (particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site), the developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

For current and any future occupiers of the host dwelling, the proposed works would facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposed development is considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

Change in ground level

Further clarity was requested with regards to the change in ground level in the rear garden to ensure that there would be no stability issues for the neighbouring gardens. The agent confirmed that this matter had been taken into consideration and that there would be a retaining wall (similar to that at the front of the property) which would surround the proposed patio area.

A further document was submitted to demonstrate that the proposed extension would not impose any additional load to the existing retaining wall.

The RBC Building Control team commented that in general if a design has been prepared by a relevant qualified structural engineer then that design would be considered as one way of demonstrating compliance, however, without assessing the ground conditions the Building Control team cannot provide any further comment and it would be for the owner, the designer, contractor and relevant Building Control inspectors to assess the situation in full.

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

Recommended Conditions:

Time limit

Materials

Approved plans

Compliance with structural plan