

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/26/0328 Householder planning permission

Address: 242A Gainsborough Road, Reading, RG30 3BP

Proposal: Construction of a porch.

Applicant: Bicky Chemjong

Received date: 11/03/2026

Target Decision date:

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a two-storey end of terraced property situated on the northwest side of Gainsborough Road and the corner of Frogmore Way. The property was constructed in approximately 2015. The front door to the property is located on the elevation facing Frogmore Way whilst the properties front windows face onto Gainsborough Road. The property is screened from the public highway by a large hedge which wraps around and frames the wrap around gardens of the corner plot property. Off street parking is site to the rear with driveway access offered from Frogmore Way. Property is not listed nor in a conservation area.

Site visit date: 2nd April 2026



Streetview image from Gainsborough Road.



Existing front door in elevation facing Frogmore Way.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of the construction of a porch measuring 3m long by 2m wide. The porch will have a hipped and pitched roof, a small window and a door. The materials will match the existing property in terms of red bricks, tiled roof and upvc fenestration, window and door.

Plans & documents considered:

Drawing no: PP-14769216v1-Location Plan, dated Mar 26

Drawing no: 1 & 2 - Existing and Proposed Block Plans, dated Mar 26

Drawing no: 3 – 14 – Existing and Proposed Plans (Elevations) dated Mar 26

Received by the LPA on 11th March 2026



3. RELATED PLANNING HISTORY

None.

4. CONSULTATIONS

Internal:

- No internal consultees

External:

- The planning notice was attached to the nearby telegraph pole located on the grass verge on 2nd April 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 porch is considered subservient in scale to the host property. The new front door will face onto Gainsborough Road making it the principal elevation which marries up with the street name and address associated with the property. The proposed extension respects the character of the host property and materials will match.

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 porch is not considered overbearing, nor impact neighbouring amenity or harmful to visual amenity, as such 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

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