

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/26/0323 Householder planning permission

Address: 23 BEVERLEY ROAD, TILEHURST, READING, RG31 5PT

Proposal: Single storey side and rear extension

Applicant: MR & MRS BREWERTON

Received date: 10/03/2026

Target Decision date: 06/05/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached property located at a roundabout turning head. The site benefits from a large plot that is narrow at the front and widens towards the rear. The property includes an existing single-storey side extension, which is largely concealed to the rear due to the angled plot shape and its relationship with the property to the north, which comprises a block of four maisonettes. The surrounding area is predominantly residential in character.

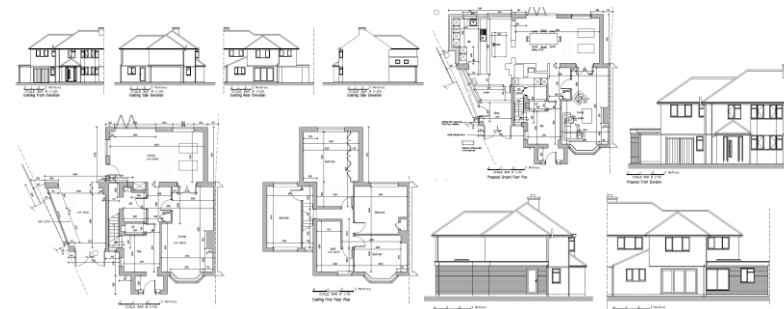


Front view of 23 Beverley Road, taken 10/04/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to construct a single-storey side and rear extension following the line of the side boundary to the north, infilling the existing north-east corner of the main dwelling. The extension would measure approximately 5 m in width and 4 m in depth and would share the same rear building line as the existing property.

The existing solid wall adjacent to the shared northern boundary would be repositioned slightly further away and reconstructed with a thicker wall to facilitate the installation of a new door. The newly created space would be used as a kitchen, and the extension would be finished with a flat roof to provide side access to the house. As stated on the application form, the proposed brickwork would match the existing dwelling.



Existing and proposed floor plans and elevations

Plans considered:

- Drawing No. 01 A – Existing Plans and Elevations, dated February 2026.
- Drawing No. 02 A – Proposed Plans and Elevations, dated February 2026.
Received 10/03/2026.

3. PLANNING HISTORIES

- PL/01/0245 - Porch and two storey side extension. Approved 05/10/2001.
- PL/18/0890 - Part two/part single storey rear extension following demolition of conservatory. Approved 17/07/2018.
- PL/18/1658 - Non material amendment to approved planning application 180890 for part two/part single storey rear extension following demolition of conservatory. Agreed 17/10/2018.
- PL/21/0359 - Construction of new storage/garden room in rear garden. Approved 21/05/2021.
- PL/22/1036 - Non-Material amendment to planning permission 210359 for a reduction in the footprint and dimensions of the storage/garden room. Agreed 14/09/2022.

4. CONSULTATIONS

- A site notice was displayed near the application site. The 21-day consultation period was from 10/04/2026 to 01/05/2026. No letters of representation have been received.



Site Photo

Communication with the agent:

The proposed single-storey side and rear extension would incorporate a staggered side wall. This design approach is not considered preferable in terms of character and appearance, and the Planning Officer, therefore, requested that the agent amend the proposal to provide a straight side wall in order to better respect the form of the host dwelling. However, the agent has chosen to retain the original design. Further details and assessment of this matter are provided in the appraisal section of this report.

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 (NPPF)

National Planning Policy Guidance 2014 onwards

Reading Borough Council 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 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 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.

The proposed single-storey side and rear extension would be constructed along the side boundary with the plot to the north, incorporating a staggered side wall. While this is not the most favourable design approach, given the modest scale of the development, its single-storey form, the use of matching materials, and its limited visibility from the streetscene, it is not considered to result in harm to the character and appearance of the host dwelling or the wider area to a degree that would warrant refusal on this basis.

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, overlooking, or loss of light to neighbouring properties. This is because the proposed single-storey extension is modest in scale and set away from the boundary. Private outdoor space would be maintained sufficiently upon the completion of the proposal. As such, the proposal is not considered to result in any harmful impacts on neighbouring properties in terms of residential amenity.

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

Approve with conditions

Time Limit

Approved Plans

Materials (To Match)

Use of Roof Restricted