

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/26/0033

Address: 5 ALFORD CLOSE, TILEHURST, READING, RG30 4TB

Proposals: Single storey side extension

Case Officer: Mishga Marshall

Applicant: Mrs Vijayanti Chopra

Date received (valid from): 14/01/2026

Target Decision date: Originally 11/03/2026; EOT until 08/05/2026

1. SITE DESCRIPTION

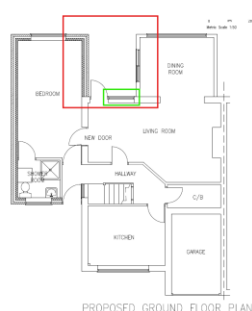
The application site is a two-storey end of terrace property on the western side of Alford Close, characterised by terraced properties. The property is not listed nor in a conservation area.

Site visit date: 02/03/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey side extension, with a pitched roof. The proposed side extension would have an eaves height of approx. 2.4 metres, at its highest point approx. 3 metres, be approx. 7.3 metres in depth, set in by approx. 1.5 metres from the front elevation wall.

During the course of the application assessment and following the site visit, concerns were raised in regard to the depth and design of the flat roofed element originally proposed. The flat roofed element was considered to not sit comfortably within the existing street scene, given that the surrounding properties generally displayed pitched roof forms and the depth raised concerns about the level of light that the sole living room window (marked in green) would receive, as this window would be enclosed and light would be restricted from both sides.



The agent was asked to amend the proposal to create a proposal that better satisfied the character of the area and mitigated the current loss on amenity concerns.

Plans submitted received 13th January 2026:

AS00126-LP01 Location Plan dated Jan 2026

Plans submitted received 6th May 2026:

AS00126-LP01 Existing Floor Plans and Elevations dated Jan 2026

AS00126-02 Rev B Proposed Ground Floor Plan dated Jan 2026

Plans submitted received 7th May 2026:

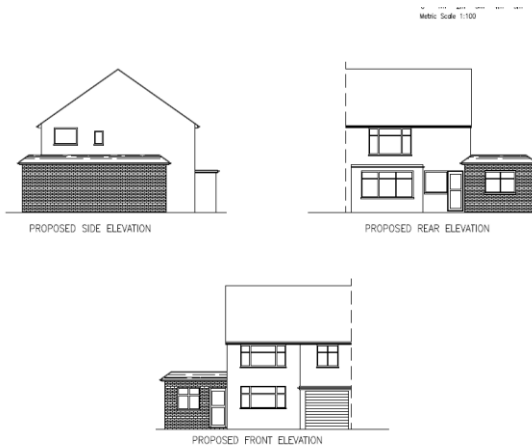
AS00126-BP01 Rev A Block Plan dated Jan 2026

AS00126-03 Rev C Proposed Elevations dated Jan 2026

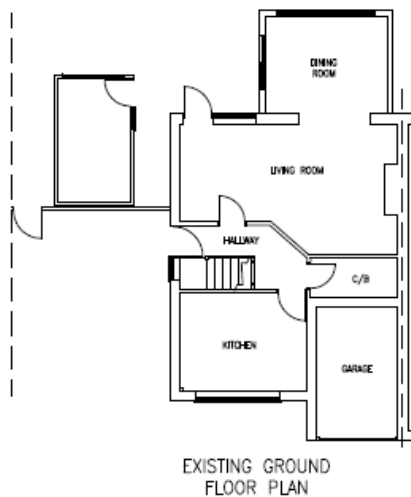
Existing Elevations:



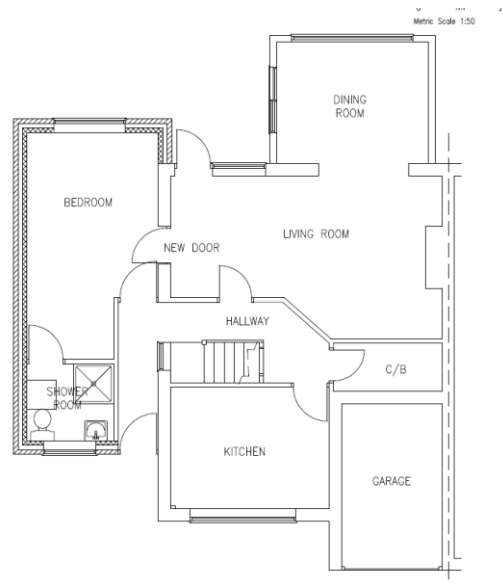
Proposed Elevations:



Existing Floor Plans:



Proposed Floor Plans:



3. RELEVANT PLANNING HISTORY N/A

4. CONSULTATIONS

Two site notices were displayed on 23/01/2026.

No letters of representation have been received.

RBC Transport - No Comment.

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 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)

TR3 (Access, Traffic and Highway-Related Matters)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPG 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.

Following the submission of revised plans, the proposed extension would appear subservient to the host dwelling due its single storey scale, set back siting from the front elevation and set in positioning from the side boundary. The pitched roof design, albeit slightly at odds with the host property, would soften the appearance and the extension is not considered to be appear as an overtly incongruous feature.

Due to the modest scale and positioning of the extension, it is not considered that the proposal would appear visually intrusive or overly dominant within the street scene or the alleyway to the west. The extension would maintain an appropriate spacing to the side boundary which would preserve the generally open character between properties and would not result in a cramped

appearance. The existing outbuilding is 'tired' in appearance, and the proposal would be an improvement.

The proposed materials would match the existing, thus respecting the character of the host dwelling. The design is considered to be subservient and sympathetic to the existing dwelling and surrounding area and its character and is not believed to detract from it sufficient to raise concern.

As such, the development is considered visually acceptable, in compliance 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.

The extension would be relatively deep adjacent the south west boundary. Whilst visible, it is not considered to result in any harmful overbearing effects to the amenities of any neighbouring property. This is due to its single-storey nature, together with its modest height and siting set away from the shared boundaries, by approximately 12.2 metres for neighbouring properties Nos. 1,3 & 5 Tyle Road, to the south-west of the development. Similarly, due to its position and siting in respect of properties to the north and the adjoining No.7 Alford Close, no harm is considered to arise. Furthermore, due to its single-storey nature and siting, no material overlooking concerns would arise.

Owing to the expanse of flat roof of the extension proposed, it is considered necessary to include a condition stipulating that this roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

Sufficient private outdoor space would be maintained.

Given the above, it is not considered the development would result in harm to other neighbouring amenities, through overbearing effects, loss of light or privacy. As such, the development is considered acceptable and in compliance with Policies CC8, H9, and H10.

Transport

Policy TR5 states that 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 site benefits from ample on- and off-street parking, and the proposed side extension is not considered to impact existing parking provision. The proposal therefore raises no parking concerns and is acceptable in transport terms.

Other Matters

The applicant has identified that the purpose of the development is to provide a disabled bathroom and bedroom. This is acknowledged, and no concerns are raised. Nevertheless, to ensure the extension does not form a separate dwelling, a condition requiring it to remain ancillary will be imposed.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans

Ancillary Use

No Use of Flat Roof