

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/26/0361 Householder planning permission

Address: 20 ROSEHILL PARK, EMMER GREEN, READING, RG4 8XE

Proposal: New pitched roof to porch, garage, dining room and solid tiled or similar roof to conservatory.

Applicant: Anthony Gordon

Received date: 17/03/2026

Target Decision date: 12/05/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a mid-twentieth century dwellinghouse fronting on to Rosehill Park, with a large rear garden mainly laid to lawn, with shrubs and some trees present. The property benefits from a private frontage and off-street parking with dropped kerb access. Rosehill Park is leafy and open plan with open front gardens, large frontages and car free roads. The road benefits from a grass verge between the road and the footpath, further increasing the feel of spaciousness. Rosehill Park has definitive gaps between the properties with some properties link detached by the garages. Many properties have been extended, been subject to refurbishments and fenestration changes, whilst the neighbouring property at 20 Rosehill Park is currently being modernised following approved planning permission in October 2025.

Site visit date: 2nd April 2026



Planning notice in situ (RBC)



Front elevation of application site (Google Maps)

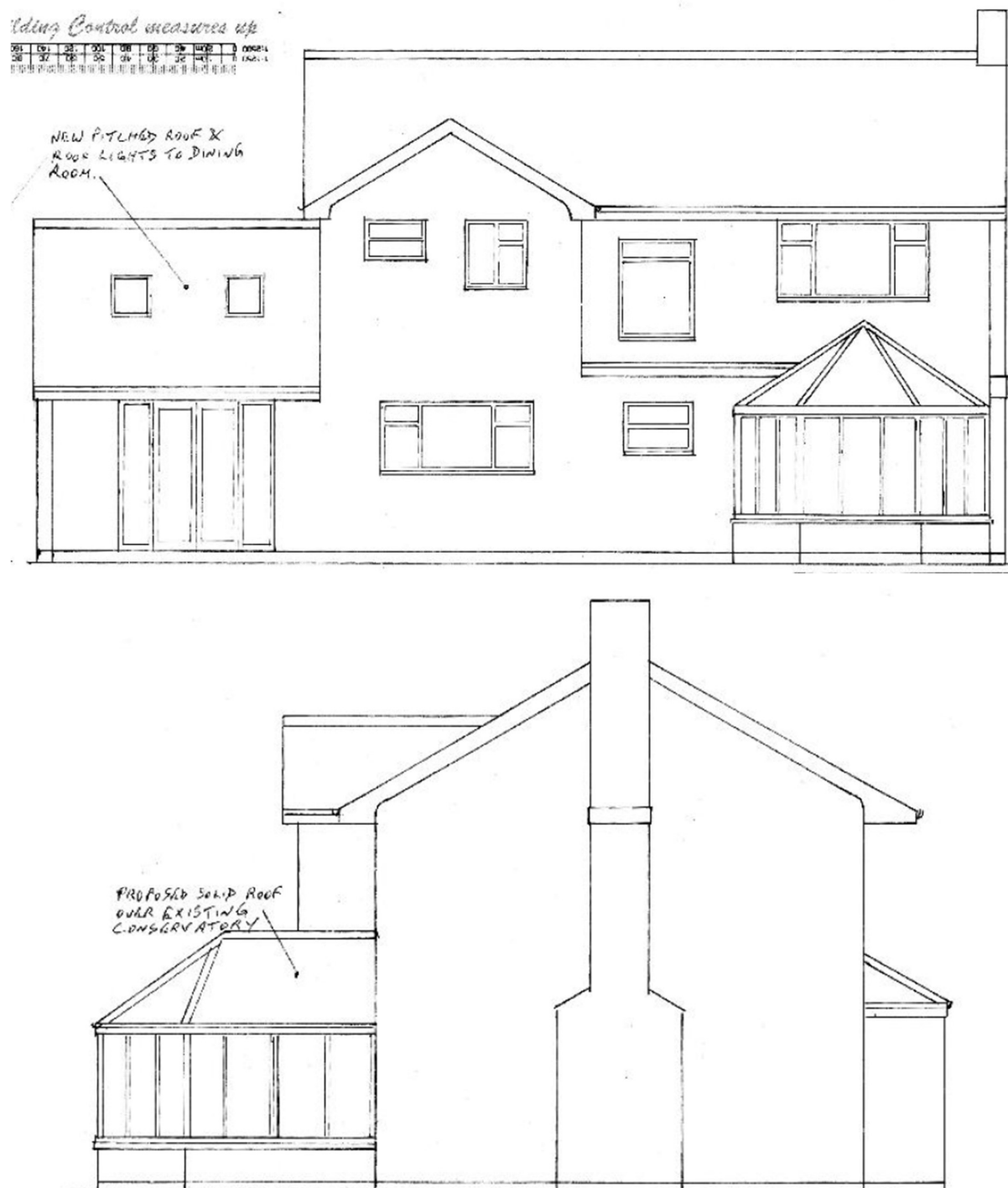
2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of creating a new pitched roof above the existing garage, new pitched roof above porch with forward facing flank, new lean-to style mono pitch across the front elevation above existing front door and playroom (front elevation) joining on to the new pitched roof above existing garage. 1 no. skylight in front roof slope and 2 no. skylights in the rear facing roof slope. Conservatory roof to be swapped from existing to construction to a solid tiled roof. Minor fenestration changes.

Plans and documents considered:

Drawing no: PC/01 - Existing Elevations
Drawing no: PC/02 - Existing Ground Floor
Drawing no: PC/03 - Existing First Floor
Drawing no: PC/04 - Proposed Elevations
Drawing no: PC/05 - Proposed Ground Floor Plan
Drawing no: PC/06 - Proposed Roof Plan with existing F/F plan unchanged
Site Plan (UK Planning Maps)
Received by the LPA on 17th March 2026





3. RELEVANT PLANNING HISTORY

PL/21/1972 - Provision of 2 front light wells to existing basement. First floor rear extension to existing bathroom to provide ensuite and bathroom – Approved April 2022

4. CONSULTATIONS

The following were consulted:

Internal

- Transport Development Control

There are no Transport objections to this application. The existing garage is to be retained and there is parking on the front drive, no changes to the existing vehicle crossing is proposed.

External

A site notice was installed at the property on 2nd April 2026 and left in place for the statutory consultation period of 21 days.

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 as a result 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

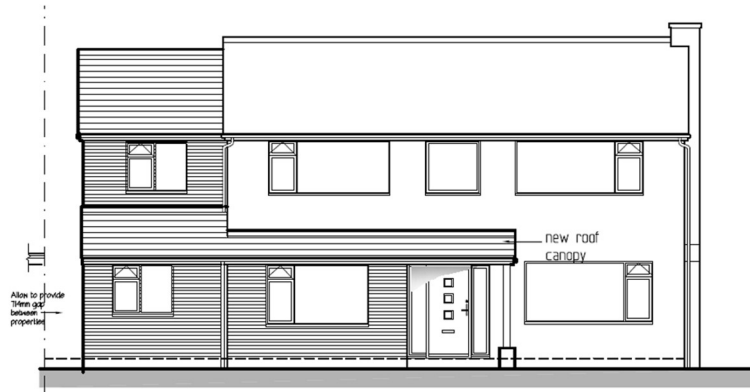
7. APPRAISAL

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 host property is currently adjoined with the neighbouring property at no.18 Rosehill Park and for this reason the raised roof over the existing garage could well have appeared incongruous and would be

harmful to the neighbouring property in terms of scale and character. However, no.18 Rosehill Park has been subject to a recently approved planning application, part of the permission includes pulling no.18 away from no.20 and thus creating a break between the two properties of approximately 800mm, resulting in no.18 and no.20 Rosehill Park becoming detached properties.



Approved plans for no.18 Rosehill Park under application ref: PL/25/0979 – property becoming detached from no.20 Rosehill Park by approximately 800mm

The new pitched roof and lean-to style roof over the front door/porch and playroom will be of similar appearance to that of no.18 Rosehill Park whilst the new pitched roof over the garage will match the angle of the roof slope over the ground floor and first floor elements of no.18 Rosehill Park.

The proposed changes are considered subservient to the host property. The materials used for the roof work will match the existing brown Marley Mendip roof tiles.

In terms of scale, materials and character the proposed development is considered acceptable and 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 changes to the roof form over the garage, front porch and playroom, are not considered to be harmful to visual or residential amenity. It is not considered that the skylight in the front roof slope above the garage space will be harmful to residential amenity. The skylight is being installed to allow daylight into the garage below, the same with the double skylight in the rear roof slope allowing daylight into the rear dining room.

The proposal is considered acceptable with policies CC8 and H9 of the Reading Borough Local Plan 2019 subject to conditions.

Transport

In accordance with the Councils current parking standards and Design SPD a 3/4-bedroom dwelling would require a minimum of 2 parking spaces. The transport officer was consulted as at first glance officers thought the garage was being removed. Officers note the property retains a large driveway to the front of the property offering off-street parking for several vehicles.



The proposal is compliant with policies TR3 & H9 of the Reading Borough Council Local Plan (2019) subject to conditions.

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

GRANT

TL1
AP1
M1

IF3 Highways
I24 Do not damage the verge