

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Church Ward

App Ref: PL/26/0215

Address: 83 Whitley Wood Road, Reading, RG2 8HY

Proposals: Proposed loft conversion with rear dormer window and two front roof lights

Case Officer: Mishga Marshall

Applicant: Mr M Singh

Date received (valid from): 17/02/2026

Target Decision date: 14/04/2026 / EOT agreed until 20/05/2026

1. SITE DESCRIPTION

The proposal site is a two storey semi-detached dwelling on the eastern side of Whitley Wood Road, in a residential area. It is not a listed building nor does it fall within a conservation area. The surrounding area is residential, consisting of semi-detached and detached dwellings. The house has recently implemented extensions approved under 23/0078.

Many properties in the street have been subject to rear additions, loft conversions and dormer windows of differing styles.

Site visit date: 24/04/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for the construction of a dormer and loft conversion to provide additional habitable space at roof level. The proposed dormer would be positioned on the rear roof slope and finished in materials to match the existing dwelling. As well as 2 roof lights on the front roof slope.

During the course of the application assessment, concerns were raised regarding the height of the proposed dormer, which sat at the same height as the roof ridge. The applicant was asked to lower the height of the proposed dormer and, following discussion, the dormer was reduced to an acceptable level below the roof ridge.

The following assessment is therefore based on the amended plans received on 20th April.

No works have been undertaken or started in relation to the proposed development.

Plans submitted received 20th April 2026:

PP-14664701v1 Location Plan dated 16.02.2026

Plans submitted received 20th April 2026:

PP-101 REV A Proposed and Existing Plans and Elevations dated 20.04.2026

Proposed and Existing Plans and Elevations



3. RELEVANT PLANNING HISTORY

PL/23/0078 - Proposed part two, part single storey rear extension following demolition of existing garage and store.- Approved on 02.05.2023

PL/23/1676 - Rear extension measuring 6.0m in depth, with a maximum height of 3.5m, and 3.0m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Refused on 22.12.2023

PL/25/1612 - Proposed loft conversion with rear dormer - Withdrawn 16.12.2025

4. CONSULTATIONS

Site notice displayed on 24/04/2026

No neighbour letters of representation have been received.

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)

CC1 (Presumption in Favour of Sustainable Development)
CC2 (Sustainable Design and Construction)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN12 (Biodiversity and the Green Network)

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.

Further to the submission of revised plans siting the dormer window below the main roof ridge, the proposed dormer window is considered to be a sympathetic addition to the application site and respects the character and appearance of the existing dwelling and the surrounding area. It is proportionate in scale, set down from the ridge, and set in from the sides to ensure it reads as a subordinate addition to the roof. The choice of materials is proposed to match those of the existing dwelling to an acceptable degree, maintaining visual continuity. Overall, the design is considered to be appropriate in both form and finish, respecting the character of the application dwelling while providing additional functional space. Whilst not prevalent within the street, scene, no significant visual harm to the dwelling or street scene is considered to arise in respect of the front roof lights.

As such, the development is considered 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 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.

Given the nature and positioning of the proposed rear dormer window, it is not considered to result in any harmful overbearing effects or loss of privacy to any neighbouring property. The rear dormer is confined to the rear roof slope and does not project beyond the existing building line, which ensures it remains discreet in its relationship to neighbouring dwellings. Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

Ecology

Given recent works undertaken to the roof as part of planning permission 23/0078, the proposed works are not considered to result in harm to bats. Policy EN12.

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

Approved Plans

Materials