

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/26/0395 Householder planning permission

Address: 9 CARDIGAN ROAD, READING, RG1 5QL

Proposal: Single storey side and rear extension including raised fence on side of the property

Applicant: Mr Miguel Belmonte

Received date: 24/03/2026

Target Decision date: 20/05/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The property is an end of terrace Victorian dwelling with existing entrance to the side of the property. It has already been extended with a loft conversion and single storey rear extension abutting the boundary with no 11 Cardigan Road. It is located adjacent to a block of flats.

Site visit 21/04/2026



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey side and rear extension including raised fence on the side of the property. The proposed rear extension would extend an additional 1.89m to the rear. A single storey side extension is proposed with a single storey gable roof, slanted away from neighbouring boundaries. A parapet wall approximately 0.3m higher than the existing rear extension roof is proposed along the boundary of the rear extension with 11 Cardigan Road. An additional 500mm high trestle is proposed to increase the height of the boundary fence with the adjacent block of flats.

The materials are proposed to match the existing brick walls, timber fence and slate roof.

The property is not a listed building or in a conservation area.

Plans considered

01C Proposed extension and alterations

CIL

As received 24 March 2026

Relevant planning history

061190 Two storey side and rear extension and single storey rear extension. Permitted 19/04/2006

050141 Two storey side and rear extension and single storey rear extension (re-submission of planning application 04/01423). Refused 5/10/2005

041349 Two storey side and rear extension and single storey rear extension. Withdrawn 19/01/2005

220383 2 storey side extension, single-storey rear flat roof extension which partially replaces and extends upon the existing single storey, first-floor dormer addition to existing first-floor lean-to roof.
Permitted 23 June 2022

3. CONSULTATIONS

A site notice was displayed at the site on the 8 April 2026 for the required period. No 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.

4. LEGAL AND PLANNING POLICY CONTEXT

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

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 (2021)

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'.

5. APPRAISAL

The proposed rear extension is considered to be similar in length to those adjacent and the side extension will be subservient to the main dwelling. In this case all of the terraced houses have a rear "extended" part at ground and first floor. It will not be out of keeping within the street scene and on balance, does not have a significant increase in harm resulting from the proposed rear development and parapet wall when considered in relation to the existing extensions and solid boundary wall on the boundary with 11 Cardigan Road. The gable roof will be angled away from neighbouring boundaries. The materials are proposed to match the existing dwelling. The massing is less than that previously permitted under permission 22/0383.

6. CONCLUSION

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not be harmful to the amenities of the original building or those of neighbouring properties. As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

7. RECOMMENDATION

Grant