

DELEGATED APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/26/0357 Householder planning permission

Address: 26 MASON STREET, READING, RG1 7PD

Proposal: Proposed single storey rear extension.

Applicant: Mr Dardan Ukaj

Received date: 17/03/2026

Target Decision date: Originally 12/05/2026; EOT agreed until 22/05/2026

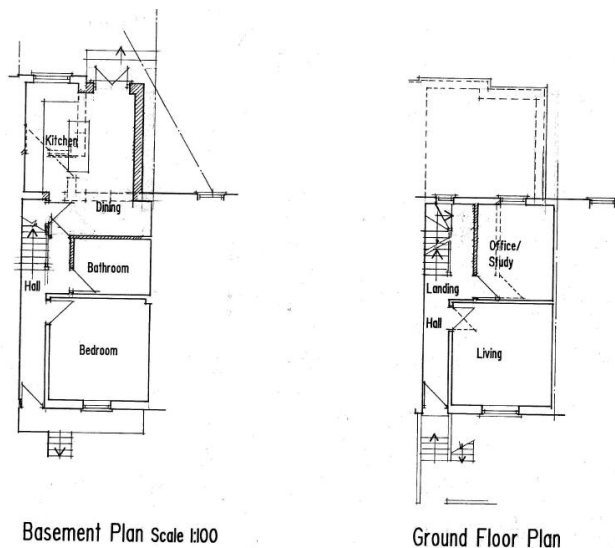
Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site relates to a terrace property located on the northern side of Mason Street. The application site has three storeys (basement, ground and first). There is an existing rear projection. The application site has a similar appearance to other properties along the street and is located within an established residential area. The site is within an Air Quality Management Area.

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for a single storey rear extension which has a width and length of approx. 4m. The application has been amended since submission with the extension now stepped in from the shared boundary by 0.4m



Proposed floor plans

Plans:

06A existing and proposed site plan (amended) received 19/5/26

04b Proposed floor plans and elevations (amended) received 19/5/26

03 Location Plan received 17 Mar 2026

Planning History:

PL/26/0358-Certificate of lawfulness (proposed use) for a rear dormer window and alterations to fenestration. Permitted

PL/02/1013-Conversion to 3 units, rear first floor bathroom extension. Refused.

3. CONSULTATIONS

A site notice was displayed at the application site and no neighbour letters of representations were received.

4. 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)

SPD

Design Guide to House Extensions SPD 2021

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. 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 scale and mass of the proposed extension would be proportionate to the existing property and rear addition and given it is a single storey would be subordinate to the existing. Whilst flat roof extensions generally fail to improve the appearance of a property, located at the rear it would not be readily visible from the wider public domain. Furthermore, there is an existing rear addition so it would not be out of keeping. Given distance to boundaries it would not result in a cramped appearance. The proposed materials would match that of the host property to ensure the proposal assimilates with the existing. In compliance with Policies H9 and CC7 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 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 rear extension is stepped in from No.24 Mason Street by 0.4m and would not breach the 60 degree visibility splay from the nearest window of No.24. The proposal is single storey and would be mitigated by the existing boundary screening to an extent, and the flat roof would assist in minimising the impact. The depth is compliant with the recommendations in the Design Guide to House Extensions SPD.

The proposed rear extension would not extend any closer to No.28 than the existing rear projection with No.28 having an existing rear extension as such it is not considered the proposal would have any greater impact than the existing.

Owing to the flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat 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.

It is not considered the proposal would result in undue harm to neighbouring amenities to warrant a refusal. In compliance with Policies H9 and CC8 of the Reading Borough Local Plan 2019.

6. 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:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

3. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

06A existing and proposed site plan (amended) received 19/5/26

04b Proposed floor plans and elevations (amended) received 19/5/26

03 Location Plan received 17 Mar 2026

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

4. The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policies CC8 and H9 of the Reading Borough Local Plan 2019.