



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement

183 Southcote Lane, Reading, RG30 3AX

Householder application for single storey side extension
to existing front porch

On Behalf of: Sajid Ali

V1

19/05/2026

Application

Planning By Design has been instructed by Mr Sajid Ali to submit a householder planning application to Reading Borough Council for an extension to the existing front porch at 183 Southcote Lane, Reading, RG30 3AX.

This Design and Access Statement has been prepared in support of the application. It describes the site and its context, sets out the proposed development and the design approach adopted, and demonstrates that the proposal accords with the relevant national and local planning policy framework. The statement establishes that planning permission should be granted.

Site Location and Description

183 Southcote Lane is a semi-detached dwellinghouse situated on the southern side of Southcote Lane, Reading, within Reading Borough Council's administrative area. The property is within an established residential neighbourhood. Southcote Lane is a classified C-road forming part of the local road network, and the surrounding area is entirely residential in character, comprising predominantly semi-detached and terraced dwellings of comparable scale and form.

The host dwelling has been subject to some planning permissions in recent years, including a two storey side and rear extension and a loft conversion with rear dormer, which have been approved and implemented. The principal front elevation of the property faces north onto Southcote Lane. An existing front porch is located centrally on the front elevation at ground floor level, with an existing floor area of 3.4 m².

The Proposal

This application seeks planning permission for a single storey side extension to the existing front porch at 183 Southcote Lane. The extension increases the overall width of the porch by 1500mm on its eastern side, extending the porch floor area from 3.4 m² to 5.4 m² (Drawing 04). The existing depth, height and principal entrance arrangement of the porch are unchanged; the proposal adds covered space to the side of the existing entrance without altering the position or function of the front door.

The proposed extension is finished in a new rendered wall to match the existing rendered external finish of the host dwelling, with new roof tiles to match the existing roof covering. The external wall construction and roof pitch of the extension are consistent with those of the existing porch, producing a unified and coherent appearance (Drawing 06). The existing and proposed porch are shown in the Existing and Proposed Plans (Drawing 04) and the Proposed Elevations (Drawing 06).

Planning History

Planning permission reference PL/23/0736 was granted by Reading Borough Council in July 2023 for a two storey side extension and two storey part single storey rear extension at 183 Southcote Lane.

A Certificate of Lawfulness for a loft conversion with rear dormer and three front rooflights (reference PL/23/0737) was also granted in July 2023.

A further householder planning permission (reference PL/24/1203) was granted in November 2024 for a two storey side extension, part two storey and part single storey rear extension, and a loft conversion with rear dormer (retrospective).

These decisions confirm that the principle of extending and altering this property has been accepted by Reading Borough Council on multiple occasions.

No other relevant planning history has been identified at or in the immediate vicinity of the application site.

Planning Policy Framework

National Planning Policy Framework (December 2024)

The National Planning Policy Framework (NPPF, December 2024) is a material consideration in the determination of this application.

Paragraph 11 of the NPPF establishes the presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. This presumption applies to the present application and weighs in favour of granting permission.

Paragraph 131 of the NPPF provides that: “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Paragraph 135 of the NPPF sets out that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 139 of the NPPF provides that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. The present proposal has been designed in accordance with the requirements of the Reading Borough Local Plan and the Design Guide to House Extensions SPD, and accordingly attracts this significant weight.

Reading Borough Local Plan (Adopted November 2019)

Policy CC7: Design and the Public Realm requires that: “All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.” The policy requires development to respond positively to its local context, be visually attractive as a result of good high quality built forms, and incorporate appropriate materials and landscaping. Policy CC7 is directly relevant to this application.

Policy CC8: Safeguarding Amenity provides that: “Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.” The policy identifies privacy and overlooking, access to sunlight and daylight, visual dominance and overbearing effects, and harm to outlook as material considerations.

Policy H9: House Extensions and Ancillary Accommodation provides that: “An extension to a house or other householder development will be acceptable where it: respects the character and appearance of the house in terms of scale, location, materials and design; respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line; does not present an overbearing impact on neighbours or a large blank facade to public areas; and does not result in a loss of biodiversity within gardens.” The policy's accompanying text at paragraph 4.4.73 confirms that it applies to all types of extension and ancillary accommodation, including porches.

Design Guide to House Extensions Supplementary Planning Document (Adopted March 2021)

The Design Guide to House Extensions SPD, adopted by Reading Borough Council in March 2021, provides detailed guidance on the design of householder extensions. Section 7.4 of the SPD addresses front extensions and porches specifically, providing that the Council will not normally grant planning permission for front extensions that are excessive in size, height and depth relative to the dwelling on the site and neighbouring buildings, and that where there is a prevailing building line within the street, front extensions should not extend beyond that line.

Section 6.4.1 of the SPD provides that: “Fenestration concerns the arrangement of windows and doors in relation to the host dwelling and adjoining properties. In determining applications the Council looks to ensure that the proposals do not disrupt the pattern of building frontages.”

Section 6.4.2 of the SPD provides that: “To complement the existing dwelling and street scene, matching materials and detailing is encouraged where appropriate, unless quality design is achieved through the use of other materials.”

Section 6.4.3 of the SPD provides that: “High quality design should not be discounted purely on the basis that it does not fit in with a street scene.”

Assessment

Development Principle

The principle of extending this property in the householder context is well established. Planning Borough Council has granted planning permission for extensions to 183 Southcote Lane on three separate occasions, most recently in November 2024 under reference PL/24/1203. Each of those decisions confirmed that the residential use of the site and the principle of householder extension at this location are acceptable. The addition of a modest single storey side extension to the existing front porch represents a far smaller-scale intervention than any of those previously approved and is entirely consistent with the established pattern of development at the site.

The site is situated within the urban area of Reading in an established residential neighbourhood well served by local amenities, public transport and the local road network. There is no planning policy objection in principle to householder extensions in this location. Policy H9 of the Reading Borough Local Plan 2019 expressly supports house extensions where they respect the character and appearance of the host dwelling and the surrounding area. The presumption in favour of sustainable development established by Paragraph 11 of the NPPF applies and weighs in favour of granting permission. The proposal represents a modest and proportionate improvement to the entrance of an existing family dwelling that contributes positively to the day-to-day use of the property.

Design and Character

The proposed porch extension is modest in scale and limited in extent. It extends the existing porch by 1500mm, increasing the covered floor area from 3.4 m² to 5.4 m². The extension does not alter the height, depth or roof pitch of the existing porch, and the principal front entrance arrangement remains unchanged. The extension is clearly subordinate to the main dwellinghouse and to the existing porch in terms of scale and mass, in accordance with the SPD's requirement that front extensions and porches should not be excessive in size, height and depth relative to the dwelling.

The extension does not extend beyond the prevailing building line of Southcote Lane. The porch as extended remains set back from the main front elevation of the dwelling and does not project forward of the principal facade of the host building. Section 7.4 of the SPD requires that front extensions should not extend beyond the prevailing building line where one exists, and this

requirement is met. The proposal remains consistent with the porch profile at the adjacent dwelling (No.185).

The extension is finished in a rendered wall to match the existing rendered external finish of the host dwelling, and the roof tiles are specified to match the existing roof covering. The use of matching materials ensures visual integration between the new extension and the existing porch and dwelling. Section 6.4.2 of the SPD encourages matching materials and detailing to complement the existing dwelling and street scene, and this approach has been adopted. The rendered finish is consistent with the approved rendered external finish of the wider dwelling under planning permission PL/24/1203, providing a uniform and coherent external appearance.

The extension does not introduce any new windows or doors that would disrupt the pattern of building frontages in the street. The fenestration arrangement of the principal front elevation of the dwelling is unchanged. In accordance with section 6.4.1 of the SPD, the proposal does not disrupt the pattern of building frontages or the horizontal rhythm of the street scene. Assessed against section 6.4.3, the extension makes a positive contribution to the appearance of the host dwelling without harming the character and appearance of the surrounding area.

The proposal complies with the requirements of Policy CC7 of the Reading Borough Local Plan 2019, Policy H9 insofar as it relates to design, materials and scale, the Design Guide to House Extensions SPD (sections 7.4, 6.4.1, 6.4.2 and 6.4.3), and Paragraphs 131 and 135 of the NPPF. In accordance with Paragraph 139 of the NPPF, significant weight is due to this proposal as development that reflects local design policies and government guidance on design.

Residential Amenity

The proposed extension is a modest single storey addition confined to the front of the property. It does not project to the side or rear and introduces no new windows or openings that could give rise to overlooking or loss of privacy affecting neighbouring dwellings. The extension occupies the front curtilage of the property and does not reduce the separation between dwellings in any way that would create an overbearing or visually dominant impact on the occupiers of neighbouring properties.

The extension does not affect the access to natural light or daylight to habitable rooms in the neighbouring semi-detached property to the west as it is positioned to the side of the existing porch away from the party wall boundary. The single storey height of the extension means there is no material loss of light, no overbearing impact and no outlook harm to any neighbouring occupier. No amenity concerns arise in connection with noise, disturbance or artificial lighting as a consequence of a modest porch extension to a family dwelling.

The proposal complies with Policy CC8 of the Reading Borough Local Plan 2019 and Policy H9 insofar as it relates to impact on neighbouring properties. No adverse amenity impact on existing or future residential occupiers is identified.

Access

The existing principal entrance to the dwellinghouse is retained in its current position. The proposed extension provides additional covered space to the side of the existing front door and does not alter the access arrangements into or through the dwelling. Access to and from the property for all users, including disabled persons, is unaffected by the proposal. The development does not alter the existing parking arrangements or affect the highway.

Conclusion

This Design and Access Statement has been submitted in support of a householder planning application for a single storey side extension to the existing front porch at 183 Southcote Lane, Reading, RG30 3AX, on behalf of Mr Sajid Ali.

The principle of householder extension at this location is well established and supported by a series of planning permissions granted by Reading Borough Council in respect of this property. The proposed porch extension is modest in scale, subordinate to the host dwelling, and does not extend beyond the prevailing building line of the street. The external materials match the approved rendered finish of the wider dwelling, ensuring a coherent and unified appearance. The proposal introduces no new windows or openings and has no adverse impact on the amenity of neighbouring occupiers in terms of overlooking, loss of light or overbearing effect.

The proposal is consistent with the requirements of Policies CC7, CC8 and H9 of the Reading Borough Local Plan 2019, the Design Guide to House Extensions SPD (March 2021), and Paragraphs 11, 131, 135 and 139 of the National Planning Policy Framework (December 2024). It represents sustainable and proportionate householder development in accordance with the development plan and is supported by the presumption in favour of sustainable development.

For the above reasons, we see no reason for the Council to withhold planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.