

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Battle Ward

App Ref: PL/26/0422

Address: 42 FULMEAD ROAD, READING, RG30 1JX

Proposals: Single storey rear extension

Case Officer: Mishga Marshall

Applicant: Dean Scowcroft

Date received (valid from): 30/03/2026

Target Decision date: 25/05/2026

1. SITE DESCRIPTION

The application site is a two storey end of terrace dwelling on Fulmead Road. The property is set back from the road by way of a paved driveway. Fulmead Road is a residential area comprised of terraced dwellings in similar character. The property is not listed nor in a conservation area.

Site visit date: 10/04/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey rear extension. The proposed extension will measure 3.5m in depth and extend across the width of the main dwelling, with four rooflights. The extension will have a mono pitched roof with an eaves height of approximately 2.3m and highest height of 3.1m. New window and door are proposed on the rear elevations.

During the course of the assessment, concerns were raised regarding the proposed height of the extension roof and the potential impacts arising in terms of overlooking and overshadowing to neighbouring occupiers. In response to these concerns, the applicant was invited to amend the proposal in order to address the identified issues.

Amended plans were subsequently received on 11.05.2026 and have been assessed as part of this application. The amendments are considered to have satisfactorily addressed the concerns raised during the assessment process.

It is noted that the amended drawing set appears to contain a typographical error whereby the rear elevations are labelled as “front elevations”. Notwithstanding this error, it is clear from the submitted plans, site layout, and overall description of development that the proposal relates to a single storey rear extension. As such, the Local Planning Authority is satisfied that the submitted plans are sufficiently clear to enable the application to be properly assessed and determined, and the plans have therefore been accepted.

For the avoidance of doubt, an informative will be attached to any decision issued to acknowledge the typographical error contained within the approved plans.

Plans submitted received 30th March 2026:

2026/11-02 Existing and Proposed Block Plans dated March 2026

Plans submitted received 11th May 2026:

2026/11-01 REV A Ground Floor Plans including Front, Rear and Side Elevations As Existing and Proposed dated 9 May 2026

Location and Block Plan



Existing and Proposed Plan



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice displayed on 10/04/2026

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)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

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.

The proposed single storey rear extension is considered to be proportionate and subordinate to the host dwelling. By virtue of its scale, siting, and design, the proposal would appear as a sympathetic addition that would not appear visually dominant or incongruous within the street scene or wider area.

The extension would be located to the rear of the property where public visibility is limited. Furthermore, the use of materials to match the existing dwelling would assist in ensuring visual continuity between the original dwelling and the proposed addition.

Following the receipt of amended plans reducing concerns relating to the roof form and overall height, the proposal is considered to achieve an acceptable design outcome that would preserve the character and appearance of the host dwelling and surrounding area. 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.

The impact of the proposal on the amenities of neighbouring occupiers has been carefully considered, with particular regard given to outlook, overshadowing, overbearing impacts, and overlooking.

During the course of the application, concerns were identified regarding the original proposed roof height and the potential impacts upon neighbouring properties, in particular No. 40 Fulmead Road to the west. Amended plans were subsequently submitted reducing these concerns.

In its amended form, the proposed extension is not considered to result in unacceptable overshadowing or loss of outlook to neighbouring occupiers. The single storey scale and revised roof design ensure that the proposal would not appear unduly dominant or overbearing when viewed from adjoining properties.

In respect of overlooking, the proposed fenestration arrangement is typical of a residential rear extension and would not give rise to materially harmful overlooking beyond that ordinarily expected within a residential environment.

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.

7. CONCLUSION

The proposed single storey rear extension, as amended, is considered acceptable in principle and would not result in harm to the character and appearance of the host dwelling or surrounding area. Furthermore, the proposal would not give rise to unacceptable impacts upon the residential amenities of neighbouring occupiers.

8. RECOMMENDATION

Recommended Conditions:

Time Limit

Materials

Approved Plans