

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/25/1708

Address: 8 Glenrhondda, Emmer Green, Reading

Proposal: Retrospective single storey side and rear ground floor extension and extended decking above (amended description)

Applicant: Dr Mohamed Okily

Received date: 26/11/2025

Target Decision date: 12/06/2026 (agreed extension of time)

Case Officer: Marcelina Rejwerska

1. APPLICATION SITE

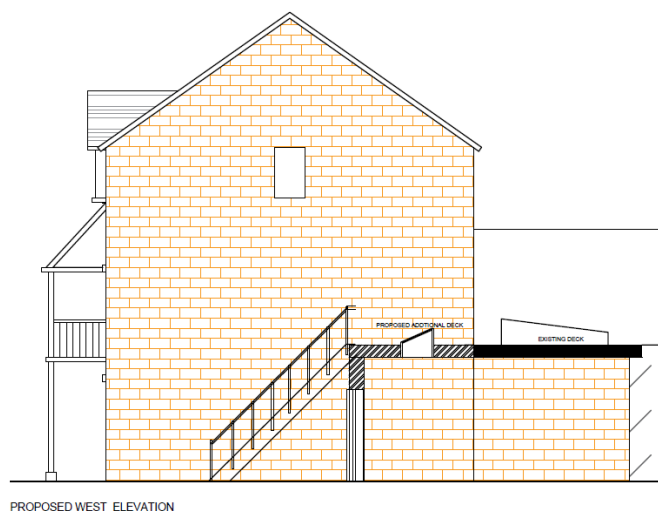
The site comprises a three-storey detached dwelling on the south side of Glenrhondda in Emmer Green. The property includes rear deck at first-floor level which encloses the ground floor rear area directly underneath. The decking was recently replaced by the applicant, and having assessed photos of the site from 2018, the decking which is now present is larger than that from 2018, although it is not clear if the decking present in 2018 was an original feature of the house. The application site is situated on a steep sloping terrace towards the rear of the site.

2. PROPOSAL

Retrospective planning permission is sought for the erection of a single storey side extension. The extension measures 2.08m in width and has a floor area of 5.93m². Not mentioned in the description are other recently completed unauthorised works, including the replacement and extension of the rear decking, which encloses the ground floor, resulting in a ground floor rear extension (wraparound extension when taken together with the side extension).

The rear deck is extended across the width of the rear of the property and over the roof of the extension and the existing staircase to the ground floor from the decking has been relocated to the front of the extension. There is a protruding skylight on the roof/ground of the decking which has been fenced off, and a large new skylight at the rear of the property. The extension has its own front door.

Following feedback from the case officer, the plans have been revised to remove the decking from the roof of the side extension and removal of the access staircase.



Existing plans and photo taken by the case officer at a site visit on 18 February 2026.

2.1. Information submitted:

Design and Access Statement
Received 26 November 2025

Proposed Ground Floor Layout 5-B
Proposed First Floor Layout 7-B
Received 25 February 2026

Existing First Floor Layout
Received 3 March 2026

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following were consulted:

- RBC Planning Enforcement – There is an active investigation at this site relating to a suspected unauthorised side and rear extensions built up to no. 6 Glenrhondda.

A site notice was also displayed on site. One objection was received citing concerns relating to overlooking and loss of privacy relating to the east elevation window of 6 Glenrhondda.

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 2023
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)
H10 Private and Communal Outdoor Space

SPD

A Design Guide to House Extensions SPD 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 submission draft of the Local Plan Partial Update was submitted for examination on 9th May 2025.

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 advice given below and are not considered to be ‘out of date’.

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.

6. PLANNING CONSIDERATIONS

6.1. 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.

There are no permitted development rights for the erection of a large deck, balcony or verandah. As such, the replacement decking is also considered unauthorised and necessary to assess as part of this application. The previous decking had not extended across the width of the rear elevation but had included a light well for the room on the ground floor, as shown on the revised existing plans. The depth of the decking has also been increased. The plans have been revised at the request of the case officer to accurately demonstrate the works which have been completed on site.

The side extension is modest in scale, appearing subservient to the host dwelling and raises little concerns with regards to the character of the property. With respect to the widening of the rear decking, although it is not ideal, the harm is not considered significant enough to warrant a refusal. The application is therefore considered acceptable.

6.2. 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 neighbouring residents or new occupants.

The submitted plans originally submitted with the application demonstrate the arrangement as existing on the site, resulting in a complaint made to Planning Enforcement regarding overlooking and loss of privacy to the neighbouring resident due to the relocated staircase to the side of the property over the single storey

side extension (unauthorised). The concerns were raised by the case officer and revisions negotiated with the applicant to remove this staircase and reinstate the 1.8 fence to prevent access over the roof of the side extension. This is now demonstrated on the proposed plans and is considered an acceptable arrangement to resolve the overlooking and loss of privacy impacts.

The extended decking has removed a light well which served one of the ground floor rooms within the property. As this area beneath the decking has now been infilled to create a ground floor extension, and is served by a large skylight, there is significantly less natural light in this area. While not ideal, the works are not considered harmful enough to warrant a refusal.

7. CONCLUSION

The application has been assessed against national and locally adopted policies and is considered in line with those policies.

8. RECOMMENDATION

GRANT PERMISSION

Recommended conditions

1. Staircase to the side of the property to be removed in its entirety and the fence erected within 6 months of this notice.
2. Approved plans
3. Materials to match