

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/26/0533 Householder planning permission

Address: 72 WATLINGTON STREET, READING, RG1 4RT

Proposal: Replacement of existing conservatory with a single-storey rear extension, enlargement of rear dormer, and installation of two front rooflights

Applicant: Mr A Johal

Received date: 21/04/2026

Target Decision date: 22/06/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a mid-terrace, two storey dwelling with a basement level and habitable space in the roof. There is a two storey gable projection at the rear, beyond which extends a single storey rear extension. The site is located on Watlington Street within the Eldon Square Conservation Area. The property is not listed. The surrounding area is predominantly residential.

Google earth image:



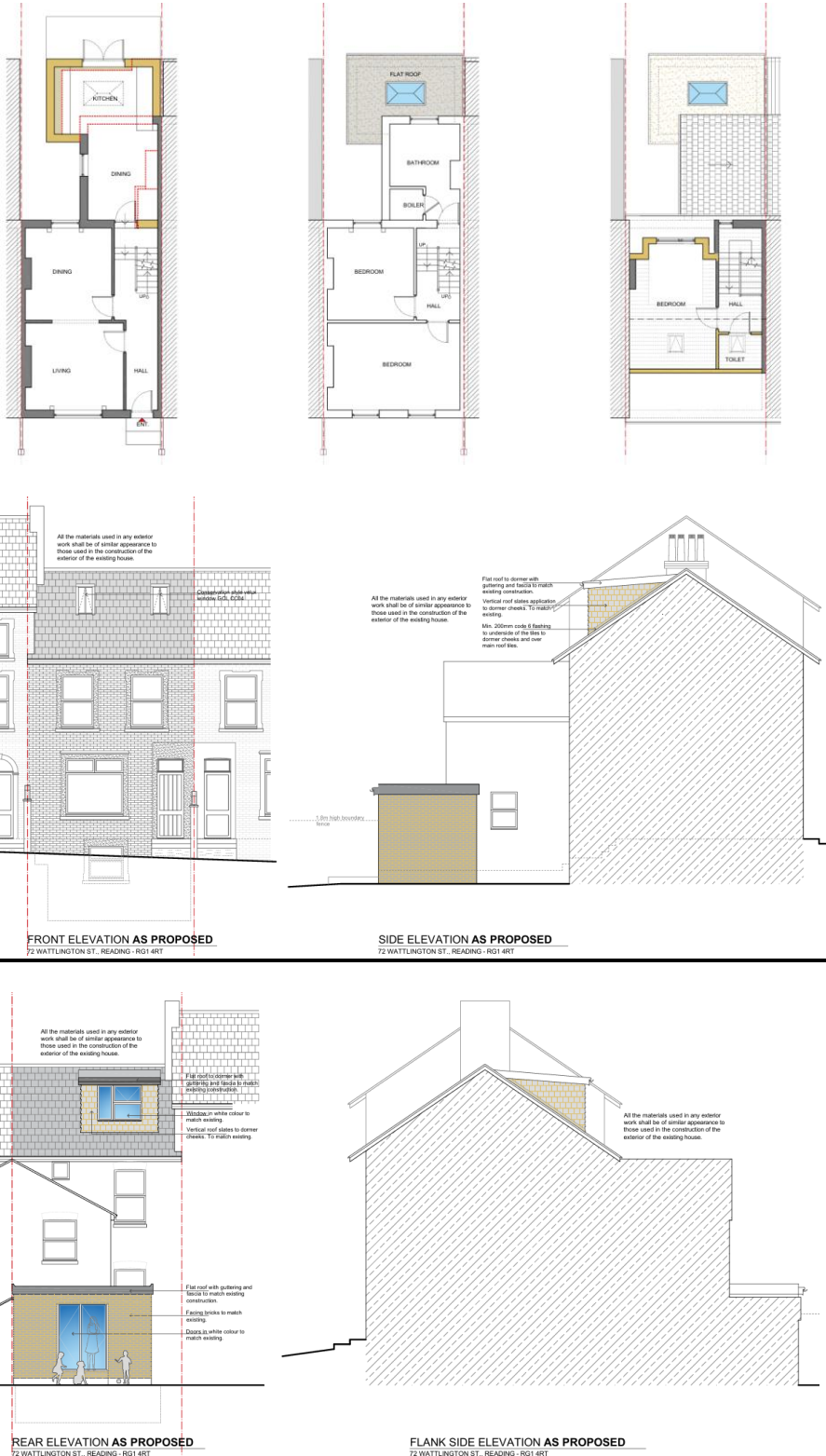
Site visit date: 28/05/2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single storey rear extension, following the demolition of the existing single storey rear extension. The proposal also includes enlarging the existing rear facing dormer, and the insertion of two rooflights in the forward roof slope. The materials proposed will match those of the existing.



Plans/documents considered:

Drawing No PL/A725/08 rev A – Location and Block Plan received 12th June 2026
Drawing No PL/A725/07 rev A – Existing and Proposed Roof Plans received 12th June 2026
Drawing No PL/A725/06 rev A – Proposed Rear and Side Elevations received 12th June 2026
Drawing No PL/A725/05 rev A – Proposed Front and Side Elevations received 12th June 2026
Drawing No PL/A725/04 rev A – Proposed Floor Plans received 12th June 2026
Drawing No PL/A725/01– Existing Floor Plans received 21st April 2026
Drawing No PL/A725/02 – Existing Front and Side Elevations received 21st April 2026
Drawing No PL/A725/03 – Existing Rear and Side Elevations received 21st April 2026
Heritage Statement received 21st April 2026

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 28th May 2026 for a period of 21-days.

A press notice for the planning application was also published in the local newspaper.

No letters of representation have been received at the time of writing this report.

Internal Consultees**RBC Natural Environment –**

The Natural Environment Officer reviewed the site visit photos, along with the emails from the agent regarding trees/vegetation. The Natural Environment Officer confirmed that a tree survey is not required in this instance.

Therefore, there are no objections to the proposals.

RBC Conservation Officer –

The Conservation Officer objected to the original scheme submitted. The main concern was the two proposed dormers in the front roof slope of the dwelling, and it was considered that these should be removed. The rear elevation is also visible from the public (Boult Street), so the Conservation Officer also advised that the rear dormer should have a traditional roof form rather than a flat roof to minimise the impact on the character and appearance of the conservation area.

Discussions with agent

Following the comments and concerns raised by the Conservation Officer, the Planning Officer contacted the agent to request revisions to the scheme. Subsequently, the agent submitted amended plans proposing a revised roof form to the rear dormer, and the removal of the front dormers, replacing them with two rooflights instead. The Conservation Officer reviewed the amended plans and details and raised no further issues.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN1 (Protection and Enhancement of Historic Environment)
EN3 (Enhancement of the Conservation Area)
EN14 (Trees, Hedges and Woodlands)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021
Sustainable Design and Construction SPD 2019

Other

Eldon Square Conservation Area Appraisal (2024)

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. The submission version of the Local Plan was submitted 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 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 determination of this planning application 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 and Policy EN3 requires development to enhance the appearance and significance of conservation areas.

The revised scheme is considered acceptable in terms of its impact on the application dwelling and the conservation area. The two dormers proposed in the front elevation of the dwelling were removed from the scheme and replaced with two roof lights which is considered more appropriate and more in keeping with the area. The roof lights are acceptable in terms of size, scale and placement, and the impact on the street scene is considered minimal.

At the rear of the site, the proposals are considered acceptable in terms of scale and appearance.

The proposed rear extension is single storey only and is considered to be of modest size and subservient to the main dwelling. The proposal replaces an existing single storey extension of a similar size. The present rear extension appears to be in poor condition, it is therefore considered that the proposed rear extension would not be harmful to the character of the house or neighbouring properties and would improve the appearance of the building at the rear by removing the existing extension and replacing it with an extension of high quality design with materials to match the existing. The proposed rear extension would only be partially visible from the roadside along Boulton Street, it would not detract from the surrounding area.

The proposed rear dormer, albeit larger than the existing, remains sufficiently set away from the eaves and set down from the ridgeline of the main roof. The proposed dormer is considered appropriate in terms of scale, and with its amended roof form is considered acceptable in terms of design, appearance, and impact on the conservation area.

For the aforementioned reasons it is considered that the proposed development will not adversely affect the character and appearance of the host dwelling, neighbouring properties, or the conservation area and is in accordance with Policies H9, EN3, EN4, CC7, House Extensions SPD and the advice contained within the NPPF.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. 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 development would not have a significant detrimental impact on the amenity of the adjoining properties in terms of overbearing effects. The proposed rear extension replaces an existing extension of a similar footprint. Although the proposed extension would be slightly bigger, its impact on the neighbouring properties is considered to be similar to that of the existing arrangement. Furthermore, the proposed extension projects only marginally beyond the rear projections at the neighbouring properties either side of the site. Therefore, there are no identified risks with regards to loss of light.

The proposed rear dormer replaces an existing rear dormer. As such, the views available from this window already exist, and the proposed development is not considered to result in any additional harm overlooking or loss of privacy concerns.

For future occupiers of the host building, the proposed works would facilitate an improved standard of accommodation. The amount of remaining amenity space is considered acceptable.

7. 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.

8. RECOMMENDATION - GRANT

Recommended Conditions:

TL1 – Time limit

M1 – Materials

AP1 – Approved plans

PD5 – Roof restriction