

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/26/0504 Householder planning permission

Address: 38 LEA CLOSE, READING, RG30 3NB

Proposal: Demolition of single garage and conservatory. Erection of two-storey side extension with car port and two-storey rear extension.

Applicant: Mr Andy Purcell

Received date: 14/04/2026

Target Decision date: 30/06/2026 (agreed extension)

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The proposal site is two storey semi-detached dwelling located on Lea Close in Southcote. The property has a single storey rear extension and a detached garage. The surrounding area is predominantly residential and consists of similarly designed two storey semi-detached dwellings. The attached property has an existing large rear box dormer.

The property is not listed, nor does it fall within a conservation area.

Google earth image and Location Plan:



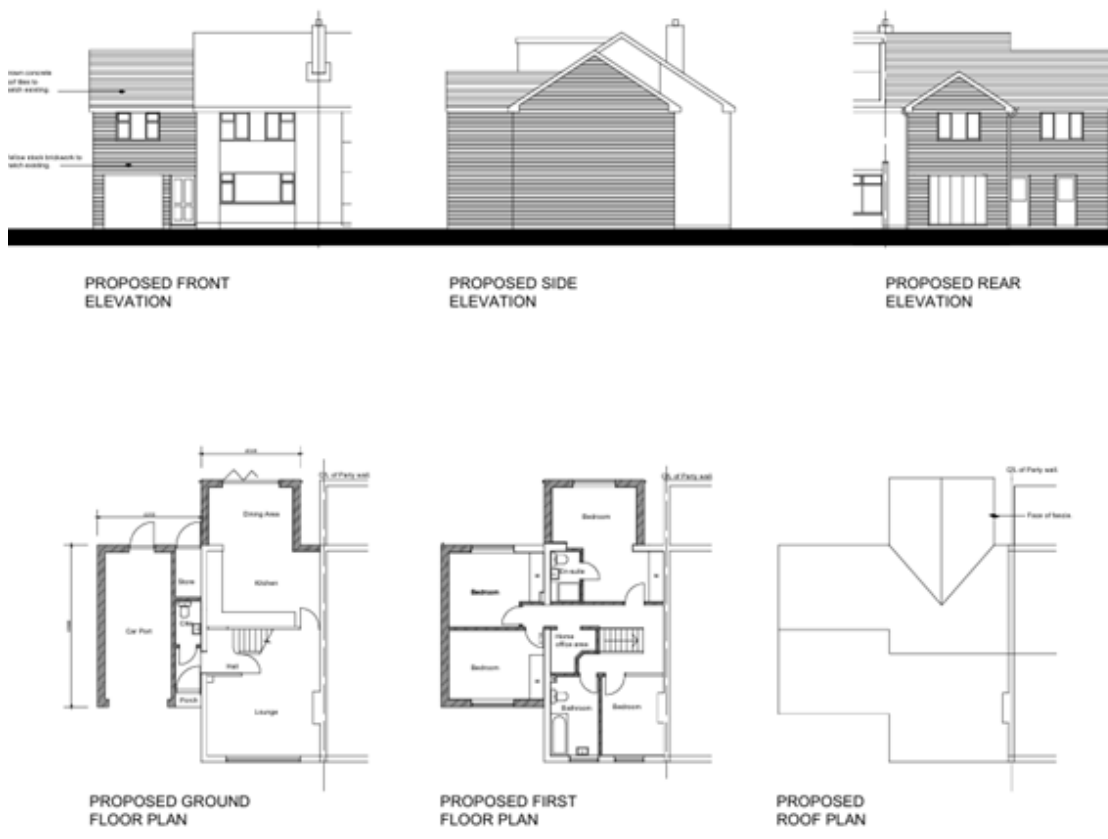
Site visit date: 14th May 2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the demolition of the existing detached single garage and the single storey rear conservatory projection, and the erection of a two-storey side extension incorporating a car port, measuring 4.2m in width with a depth of 6.568m, and a two-storey rear extension with a depth of approximately 2.5m and a width of 4.048m.



Plans/documents considered:

Application Form
Design and Access Statement
Sustainability Statement
Bat Survey
Location Plan
Drawing No. EFP-E/01 rev A – Existing Floor Plan and Elevations
Drawing No. PFP-E-RP/01 rev D – Proposed Floor Plan and Elevations
Drawing No. SP01rev A – Proposed Block Plan

3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 14th May 2026 for a period of 21 days.

One letter of objection has been received from the attached neighbouring property with the following concerns:

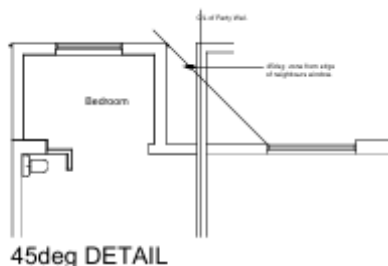
- Overbearing

- Loss of light
- Loss of outlook
- Overhanging and Drainage

Officer note: The original submitted plans indicated that the eaves of the two-storey rear extension would overhang the boundary. The agent was advised either to serve notice on the neighbouring property owner or to amend the plans to ensure the development remained entirely within the application site boundary. In response, the agent submitted revised plans demonstrating that the extension (including the roof, eaves, and guttering) would be wholly contained within the application site and would not project beyond the boundary.

Further to the objection letter being received, the agent subsequently revised the plans again to illustrate that the 45-degree line of light would not be breached from the midpoint of the attached neighbouring properties first floor window by the proposed two storey rear extension.

Following review, it was still considered that the two storey extension was unneighbourly due to the proximity to the boundary, therefore, the plans were revised again taking the 45 degree line from the edge of the neighbouring properties first floor window, resulting in the proposed extension being further set off the boundary (snippet below).



Ecology

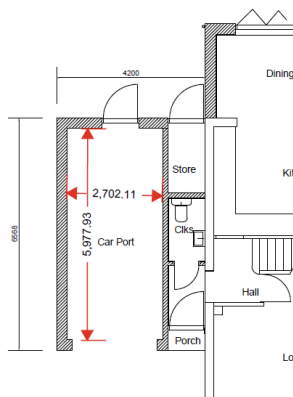
The application site is a semi detached dwelling located in a residential area north of Fobney and Kennet Valley Meadows Local Wildlife Site. The proposals include the demolition of the garage and the erection of a large two storey side and rear extensions.

The bat survey report (Windrush Ecology, April 2026) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

Transport

As part of the proposed development, the existing garage will be removed and replaced with a car port. The Council's Parking Standards and Design SPD recommends minimum internal dimensions of 5000mm in length and 3000mm in width to enable convenient vehicular access and manoeuvring.

Drawing No. PFP/E/RP/01 Rev. C indicates that the proposed car port exceeds the recommended length; however, the width falls below the specified standard (see extract above).



Notwithstanding this shortfall, aerial imagery demonstrates that additional off-street parking is available on the front driveway. On this basis, the overall parking provision is considered acceptable in this instance.

Therefore, there are no transport-related objections to the application.

4. RELEVANT PLANNING HISTORY

None

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)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges, and Woodland)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR5 (Car and Cycle Parking and Electric Vehicle)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design 2011

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

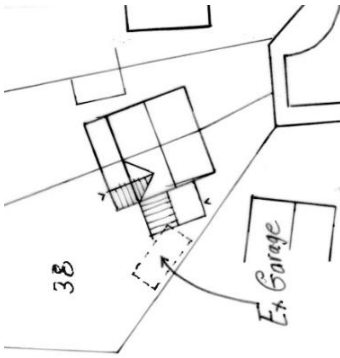
Character and Appearance

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.

There are numerous examples of single storey rear extensions and rear box dormers within the vicinity. Whilst two storey rear and side extensions are not common in the neighbourhood, it is not considered that the proposals would cause significant detrimental harm to the character and appearance of the surrounding area. The two-storey rear extension would have a depth of approximately 2.5m which is considered relatively modest and complies with the 4m guidance within the Design Guide to House Extensions SPD. The proposed rear extension would have a pitched roof form which would be appropriately set down from the roof of the existing dwelling and would be set off the shared boundary,

The two storey side extension is considered acceptable in terms of scale and design, given that it is significantly set back from the front elevation of the host dwelling and set down sufficiently from the ridge line to ensure it appears as a subordinate addition, and with the use of matching materials to help aid its integration. As such, although this part of the development would be visible within the street, it is not considered to result in such a harmful impact of the character and or appearance of the street scene as to warrant refusal for this reason. Furthermore, the site is not in a prominent position along the road as it is set back from the road in the curved section of the cul-de-sac.

The existing garage would be demolished to accommodate the proposed side extension, and a gap would be maintained between the side extension and the side boundary.



Overall, the proposals are considered acceptable in terms of scale and design with materials to match those of the existing dwelling. Therefore, the proposals are considered in accordance with policy CC7 of the Reading Borough Local Plan.

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 amended proposals are considered appropriate in terms of scale and size and it is not considered that there would be any significant detrimental harm to neighbouring amenity.

Given the orientation of both the application property and the neighbouring property at number 37 Lea Close, there are no identified risks of the proposed side extension causing overbearing impacts to this neighbour. A gap would be maintained between the proposed side extension and this side boundary, and the gap increases along the length of the extension. Furthermore, the existing garage, which is built right up to the boundary, is to be removed to accommodate the side extension. There is one first floor window in the existing side elevation of number 37, however, this window serves a bathroom which is a non-habitable room, and the ground floor side opening closest to the proposed development is the entrance door to the property.

The element of the development most likely to impact the attached neighbouring property at number 39 Lea Close is the two storey rear extension. However, the depth of the rear extension is considered fairly modest, and the shallow pitched roof form helps limit the impact. As this neighbour's rear facing first floor window is set well away from the shared boundary, the development would not breach the 45 degree line of light from the edge of the window, in line with the guidance with the Design Guide to House Extensions SPD. Furthermore, the amended proposal has set the extension sufficiently away from the boundary with this neighbouring property.

The proposed development does not include any side facing windows and as such there are no overlooking or loss of privacy concerns.

For current and any future occupiers of the host dwelling, the proposed works would facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposed development is considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

Trees and Biodiversity matters

There are no significant trees within 15m of the proposed development and the proposals are not considered to result in an unacceptable loss of biodiversity within the garden. The submitted bat survey confirms that no evidence of bats, nesting birds, or any other protected or notable species was recorded during the survey.

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:

Time Limit

Materials

Approved Plans