

## **DELEGATED APPLICATION REPORT**

Ward: Emmer Green Ward

App Ref: PL/26/0430 Householder planning permission

Address: 7 SURLEY ROW, EMMER GREEN, READING, RG4 8ND

Proposal: Loft conversion including hip-to-gable roof extension, localised raising of part of the roof, and associated alterations.

Applicant: Mr & Mrs M. Slaght

Received date: 30/03/2026

Target Decision date: 01/07/2026

Case Officer: Marcelina Rejwerska

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### **1. SITE DESCRIPTION**

The application site is a detached bungalow on the west side of Surley Row in Emmer Green. The dwelling has two gable forward projections and is set back from the road by way of a large gravel driveway. There are a number of mature trees around the site which partially screen the dwelling from views. The site is located in the Surley Row Conservation Area but is not listed or identified as a building of townscape merit.



*Front of the dwelling, photo taken by case officer on 28 May 2026.*

### **2. PROPOSAL AND SUPPORTING INFORMATION**

Householder planning permission is sought for a loft conversion including a hip-to-gable roof extension and an upward extension of one of the forward projections at the front of the dwelling. A series of associated works are also proposed, such as the provision of additional rooflights and the installation of an additional rear dormer window in place of an existing chimney, together with the removal of an existing front dormer window (replaced with a rooflight).

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Policy and Guidance

National Planning Policy Framework 2024

National Planning Practice Guidance 2014 as amended

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

EN14: TREES, HEDGES AND WOODLANDS

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

SPD

Design Guide to House Extensions 2021

Other documents

Surley Row Conservation Area Appraisal 2010

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. APPRAISAL**

### **6.1. Design and heritage implications**

Policy H9 states that householder development 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. Policy EN1 seeks to protect and where possible enhance historic features, including their settings, while Policy EN3 also states "The special interest, character and architecture of Conservation Areas will be conserved and enhanced."

The subject building is from the 1950s, unlisted and modern with an arts and crafts influence. It has a setback position from the street scene and has a natural one-storey high appearance of a modest house. It contributes to the significance of the Surley Row Conservation area and setting of Grade II Listed Fir Tree House and Osbert House via its scale, roof form and 1950s home design at character level. The proposed loft conversion and hip-to-gable roof extension, although resulting in loss of one of the chimneys and alteration of the roof form and bring new dormers and rooflights, the scale is subordinate and appropriate to the host building, resulting in no harmful impact on the significance of the conservation area or settings of listed buildings. The use of matching materials with the existing ones is supported (which will be secured via condition) and given the setback and partially screened position of the building, the proposed development is acceptable on design and heritage grounds.

## 6.2. Residential amenity

Policy CC8 states development will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

There are no identified risks of harm arising from the proposal. The extensions are considered acceptable in terms of scale and are therefore not overbearing to neighbouring residents. There are no significant new views created from the proposed fenestration which would lead to overlooking or loss of privacy. The proposal is therefore considered acceptable in relation to residential amenity. There is sufficient space within the site, off Surley Row, for the development to be constructed without causing significant harm to nearby amenity, negating the need for any construction method statement being necessary in this instance.

## 6.3. Tree protection

Policy EN14 requires all trees, hedges and woodlands to be protected from damage or removal where they are of importance.

There are mature trees around the site. As no groundworks are proposed in the root protection areas, the submitted tree protection plan is considered sufficient to protect the existing trees during the construction process.

## **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 PERMISSION**

Recommended conditions:

1. Time limit (standard)
2. Approved plans
3. Materials to match
4. TPP as specified