

Ward: Park

Address: 85 HAMILTON ROAD, READING, RG1 5RB

Applicant: Dr Ksenia Warren

Target Decision date: 1/7/2026

Case Officer: Alison Amoah

This is a two storey, plus basement, Victorian detached house, brick built, set back from the road with a front garden with low brick wall and original railings above. To the side is a driveway and, formerly, there was a single detached garage, set well back from the road. There is a good-sized rear garden which slopes away from the rear of the house with a basement to the north-eastern side. Hamilton Road slopes down from south-east to north-west. The property has hipped and pitched slate roof, large chimneys and sash windows and is brick built.

Planning permission for '*part single storey, part 2 storey rear extension, removal of rear dormer and changes to fenestration*' under ref: PL/24/1249, has been commenced, and an attached single storey side garage was granted planning permission under ref: PL/26/0128.

The works undertaken to date include the creation of two window openings within the side wall facing no. 87A, but not in the position as had been approved under PL/24/1249. In addition, a ground floor side facing window, towards no 83, is proposed for a slightly altered position, compared to that approved under ref: PL/24/1249, as a result of the position of the approved garage under ref: PL/26/0128.





***Side facing no. 83 Hamilton Road
(one existing gf window)***



***Side facing no. 87A Hamilton Road
(two new window openings partially
constructed)***

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to vary the approved plans under condition 3 of permission PL/24/1249 to allow for the changed locations of three originally approved ground floor side facing windows.

In terms of the revised locations of the two ground floor windows facing no. 87A the application form states that these were moved away from the corner of the existing part of the house, in order to help stabilise it. The windows would remain as obscure glazed to Level 5 and fixed pane (meaning non-opening) windows, as specified in condition 5 of permission PL/24/1249.

Although the plans approved under the garage permission (ref: PL/26/0128) included the revised position of the ground floor window facing no.83, as that permission was for a garage, specifically restricted and stated in that permission, the description under this variation was amended to include this window too. The window would remain as obscure glazed to Level 5 and opening above 1.7m, as specified in condition 5 of permission PL/24/1249.

The originally approved plans to be replaced are as follows:

- Drawing no: A1/345/04 Rev C, dated March 2023 – Details of Proposed Floor Plans Basement & Ground Floor, received 23rd September 2024; and
- Drawing no: A1/345/06 Rev F, dated March 2023 – Details of Proposed Elevations, received 13th November 2024

To be replaced with the following plans:

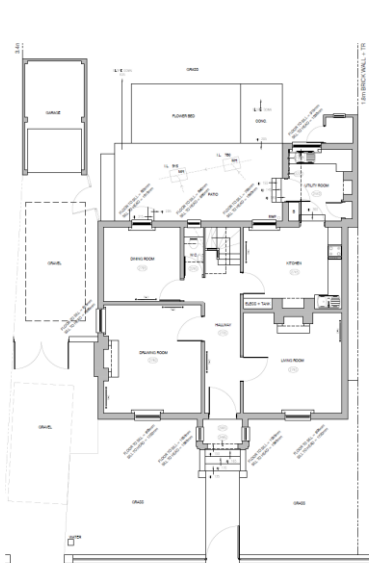
- Drawing no: A1/345/04 Rev F, dated November 2025 – Details of Proposed Floor Plans Basement & Ground Floor, received 30th June 2026
- Drawing no: A1/345/06 Rev M, dated November 2025 – Details of Proposed Elevations, received 30th June 2026

**Floor Plans & Elevations
original**

**Approved Plans & Elevations
under PL/24/1249**

Proposed Plans & Elevations

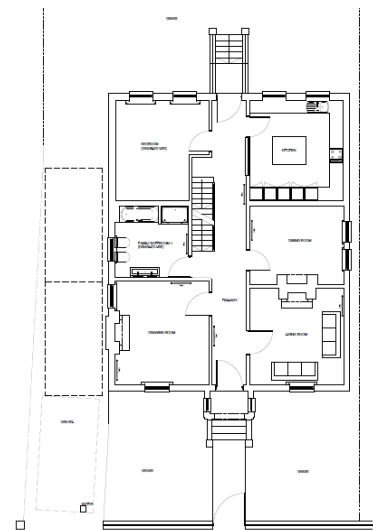
Ground Floor Plan



GROUND FLOOR PLAN



GROUND FLOOR PLAN
SCALE 1:50



GROUND FLOOR PLAN



FRONT ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100



FRONT ELEVATION

SIDE ELEVATION



FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION
SCALE 1:100

REAR ELEVATION
SCALE 1:100



SIDE ELEVATION

REAR ELEVATION



SIDE ELEVATION

REAR ELEVATION

3. RELEVANT PLANNING HISTORY

211981/FUL - Demolition of existing garage and replacement with new single garage. 3 storey rear extension with basement extension following demolition of rear outhouse extension. Removal of single pier to front boundary and insertion of new ironwork gate – Refused 12/5/2022 for the following reasons:

1. *By virtue of its excessive width and depth, the rear extension would have an over-scaled appearance disproportionate, and not subservient, to the original dwelling. The resultant extension would cause significant detrimental harm to the character and appearance of the original dwelling and the wider Conservation Area. The proposal is therefore of poor design which is contrary to Policies CC7, EN1, EN3, EN6 and H9 of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (2021).*

2. *By virtue of their proximity to sideward boundaries, significant overlooking/perception of overlooking would occur to 83 and 87a Hamilton Road from the proposed first floor sideward windows. This would*

cause a significant detrimental impact to the residential amenities of the occupants of 83 and 87a Hamilton Road in terms of loss of privacy through overlooking. The proposal is therefore contrary to Policy CC8 of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (2021).

221630/FUL - Demolition of existing garage and replacement with new single garage. 3 storey rear extension with basement extension following demolition of rear outhouse extension. Removal of single pier to front boundary and insertion of new ironwork gate – Withdrawn 26/1/2023.

230375/HOU - Demolition of existing garage and replacement with new single garage. Part single storey extension excluding basement, part 2.5 storey extension excluding basement following demolition of existing rear outhouse extension. Removal of single pier to front boundary and insertion of new ironwork gate, and associated changes to fenestration – Refused 17/5/2023 and dismissed at appeal 13/2/2024 ref: APP/E0345/D/23/3327206. The reasons for refusal were:

1. By virtue of its excessive depth and discordant appearance, the rear extension would have an over-scaled appearance, disproportionate, and not subservient, to the original dwelling. The resultant extension would cause significant detrimental harm to the character and appearance of the original dwelling and the wider Conservation Area. The proposal is therefore of poor design which is contrary to Policies CC7, EN1, EN3, EN4, EN6 and H9 of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (March 2021)

2. The proposed positioning of the gates would have an adverse effect on road safety and the flow of traffic as this could result in the vehicles waiting in the carriageway to enter the site while waiting for the gates to open. The proposal is therefore contrary to Policy TR3 of the Reading Borough Local Plan (2019).

240128/PREAPP – Pre-Application advice for two storey rear extension with part - subterranean basement and new rear dormer. Observations sent 29/2/24.

PL/24/1249/FUL – Part single storey, part 2 storey rear extension, removal of rear dormer and changes to fenestration – Approved 30/1/2025

PL/25/1321/APPCON – Application for approval of details reserved by condition 2 (Materials) of application PL/24/1249 – Approved 5/1/26

PL/26/0128/FUL - Erection of an attached single storey single side garage (amended) – Approved 12/6/26

4. CONSULTATIONS

Building Control – No formal comments at time of writing. Informal advice was provided pre-the application submission regarding fire safety, ventilation and Building Regulation requirements.

A site notice was erected on 28th May 2026.



Objections were received from no. 83/ 83A Hamilton Road and two sets of objections from 87A Hamilton Road, and are as follows:

- I presume that this window [facing no. 83] is being moved forward to enable the garage to be extended forward thus increasing the height of the granted garage roof, & thereby increasing the

adverse effect on the natural light that at present is enjoyed by the front kitchen window of No 83A Hamilton Rd.

- All new proposed windows must conform to the previously granted conditions.
- The proposal to move this window out of line with the window above creates an awkward fenestration appearance that is visible from the main street. Contrary to Conservation rules. Reading Borough Councils Conservation guidelines for this South Park area state: 'that any alterations must be in keeping with the existing appearance of the house & area'.
- Concerns regarding the real danger of fire transmission from the proposed 2 windows adjacent to no. 87A. Please respect the conditions laid out by building control regarding fire transmission between buildings, they are there for a reason.
- While we acknowledge the applicant's stated structural need to centralise the glazing layout, the physical relocation and concentration of a 2-square-metre glazing block directly opposite our primary side window, front door, and side garden access introduces severe amenity and safety implications.
- Because a Section 73 approval generates an entirely new planning permission, we formally request that the Council strictly carry forward and enhance the original safeguarding conditions to ensure the applicant cannot install more lax, clear, or unsafe glazing in the future - by re-enforcing carrying forward of Condition 5; and including a Mandatory Fire-Resistance Condition because the side wall of No. 85 stands within 1 metre of the mutual boundary, an aggregated glazing area of 2m² represents a significant "unprotected area" that risks fire spread between the two residential dwellings, mandating that both the window frames and glazing assemblies must hold a certified minimum 30-minute fire-resistance integrity rating.
- Without the strict enforcement of the above conditions, the centralised 2m² glazing block would cause direct conflict with Local Plan Policy CC8 due to:
 - Severe Loss of Privacy: An unmitigated 2m² glass mass directly opposite our main entrance and side window creates an oppressive perception of being overlooked.
 - Intensified Internal Light Nuisance: Concentrating the glazing creates a single, intense point of night-time light spill directly into our private living space.
- Amenity Impact on no.87A Ground Floor Living Space - the internal layout of our home, our ground floor side room closest to the development boundary functions crucially as a primary habitable space (used as a bedroom, dayroom, and living space). Because the side wall of no.85 sits within 1 metre of our shared boundary, any alterations to outlook, light, or privacy will directly impact this room.
- Given that the current plans introduce two substantial 1m² ground floor side windows facing our property, we reiterate that the Council must strictly condition these to be fixed (non-opening), obscure-glazed to Level 5, and constructed with fire-resistant frames/glazing. The scale of these two large windows dramatically intensifies the visual impact, loss of privacy and outlook on our primary living space.
- We note that the previously approved plans (PL/24/1249) included a garage, which has been entirely omitted from the current revised plans for PL/26/0596. It is unclear from the submission whether the garage proposal has been abandoned or if it will be subject to a separate, future application. We request that the Council clarify the definitive scope of this development to prevent piecemeal construction and ensure the full cumulative impact of the site's development is properly assessed.
- We strongly echo the design concerns raised by the resident at #83 regarding the side elevations. The misalignment of the proposed ground floor side window with the first-floor side window creates an awkward, unbalanced visual appearance. This lacks architectural cohesion and fails to maintain the high standard of design required by the Reading Local Plan (Policy CC7).
- Procedural Revisions, Privacy, and Fire Safety Risks (Plan Rev G vs. Rev J)
Upon reviewing the latest portal updates, we note that the side elevation plan facing our property has been updated from A1/345/06 NOV25 Rev G to Rev J. This latest revision introduces a new air vent that was entirely absent from the drawings we originally used to formulate our neighbour comments.

Given that this wall stands less than 1 metre from the property boundary, the introduction of an open air vent directly compromises the safety rationale behind the Council's previous insistence on fixed, fire-resistant glazing. We do not know what the future use of #85 side room will be or any future internal changes. An active air vent punctures the fire barrier, increases fire spread risks across the boundary line, and introduces potential noise and odour directly facing our primary home living space and main entrance area.

While we understand detailed technicalities fall under Building Regulations, the planning department must look at the overall safety and amenity layout. We formally request that the Planning Officer flags this specific layout change with Building Control to ensure it is properly assessed against fire safety standards, and to confirm that the final decision is based strictly on the current Rev J plans and not the original approved Rev G.

Planning Officer Notes: The garage was assessed and approved under ref: PL/26/0128 and this application, relates only to windows. Matters related to fire safety are controlled under Building Regulations. An informative is included requiring the need for Building Regulations approval.

It should be noted that Rev J of the proposed elevations was received on 18th May 2026, which was prior to the commencement of the consultation period. Rev G is not an approved elevation. Further revisions have been received which include 'obscure glazing' notations as on originally approved elevations.

This application relates only to three ground floor windows related to the original permission ref: PL/24/1249. The approved attached garage is within a separate permission and the approved plans for that show the garage in the context of permission PL/24/1249, albeit the permission explicitly relates to the garage only.

Permission PL/24/1249 did not include a proposed garage, but showed the original garage, which has now been demolished.

Other matters are addressed below.

Discussions with agent

Following being notified by the owners of no. 87A that window openings had been cut in the side wall, which were not in accordance with the approved plans ref: PL/24/1249, the applicant was requested to submit a variation application to address the unauthorised locations. It was reiterated, pre-the submission of the variation application, that the windows should remain as originally intended as fixed pane (meaning non-opening) with Level 5 obscure glazing to minimise impact on the neighbouring property in terms of overlooking, and so as to accord with the requirements of condition 5 of that original permission.

During the course of the application, Officers became aware of a revised position of the originally approved ground floor window facing 83 Hamilton Road. An amended description was confirmed and the neighbours notified and provided with a further period of consultation for comment.

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.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy

National Planning Policy Framework (Dec 2024)

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy H9 - House Extensions and Ancillary Accommodation

Policy H10 - Private and Communal Outdoor Space

Policy EN1 - Protection and Enhancement of the Historic Environment

Policy EN3 - Enhancement of Conservation Areas

Policy EN6 - New Development in a Historic Context

Policy EN12 - Biodiversity and the Green Network

SPD

Design Guide to House Extensions (2021)

South Park Conservation Area Appraisal (2008)

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 the Examination held in February 2026.

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. Of those listed above Policies CC7 and EN12 are proposed for amendment, but the objectives of those policies remain very similar in the draft updated Local Plan, and at present, due to the status of the emerging Local Plan have limited weight in decision making. The current policies can continue to be afforded weight in the appraisal below and are not considered to be ‘out of date’.

6. APPRAISAL

As the change to the approved scheme under ref: PL/24/1249 relates to the revised location of three ground floor windows, the assessment is with respect to these only and not the overall scheme for extensions as originally approved.

The relevant matters are with regard to the following, and whether the revised locations of the windows would have a significant detrimental effect, compared to the original approved locations, such that the revised locations would be so unacceptable as to warrant refusal:

- a) Impact on Residential Amenity
- b) Design and Impact on Heritage Asset and Historic Environment
- c) Other

a) Impact on Residential Amenity

The key policy is CC8, which states that “*Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting”*

Under the original application concerns regarding amenity were raised in terms of loss of privacy and overlooking from the ground and first floor side facing windows facing no. 83 and two ground floor windows facing no. 87a. Further objections on this basis have been submitted for this application along with objection to the revised locations of the windows facing no. 87A creating a more intensified light nuisance.

In terms of the revised location of the ground floor window facing no. 83, which would move forward very slightly, it is not considered to have any differing effect, in terms of amenity considerations, as compared to the originally approved location. The window would still serve a bathroom and the restrictions in condition 5, which would be re-included, would still apply.

The revised location of the ground floor windows facing no. 87a would move the two windows closer together, away from the corners of the room; they would be the same size as those originally approved. Although more centrally located it is considered that the effect, in terms of the relationship to no. 87A's side window would be similar to the approved windows, and any limited change in effect, compared to the approved scheme, not significant enough to warrant refusal. The restrictions in condition 5 regarding obscure glazed, fixed pane windows, to maintain privacy, would still apply.

The applicant has stated that window locations on the northern elevation have been moved in order to meet Building Regulation requirements. No further details have been provided in this regard, however, the location of the windows is considered acceptable in terms of material Planning matters for the reasons above, and compliance with Building Regulations will be dealt with under that regime.

It is considered that the revised window locations, subject to the original remaining conditions, would comply with Policy CC8.

b) Design and Impact on Heritage Asset and Historic Environment

Concern is raised through neighbour responses that the re-aligned ground floor window facing no. 83 would have a detrimental effect on the character and appearance of the Conservation Area. Although it is accepted that this would slightly realign the position such that it would no longer be wholly in alignment with the first floor window, as the change is so minimal, it is not considered that this would have such a differing effect on the appearance of the Conservation Area compared to the approved window to warrant refusal on this basis.

Overall, the proposal is, therefore, considered to accord with Policies, H9, CC7, EN1, EN3 and EN6.

c) Other

An objection has been received with regard to the vent, shown on the elevation, both in terms of fire risk related matters and the potential for noise and odour facing no. 87A's primary living space. Officers have been advised by the agent that the vent is an air brick to allow for background ventilation to the room as the windows would be non-opening. It is not considered that a vent of the scale shown would generate any significantly discernible noise or odour impacts. Any fire risk related matters would be addressed under Building Regulations.

CONCLUSION

The proposal to vary condition 3 is considered acceptable.

4. RECOMMENDATION

Approve as permission PL/24/1249 with the variation of condition 3 as follows:

VARIED

3. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans as received 23rd September 2024, unless otherwise stated:

- Drawing no: A4/345/OS1, dated March 2023 – Site Location Plan
- Drawing no: A1/345/04 Rev F, dated November 2025 – Details of Proposed Floor Plans Basement & Ground Floor, received 30th June 2026
- Drawing no: A1/345/05 Rev D, dated March 2023 – Details of Proposed Floor Plans First & Second Floor
- Drawing no: A1/345/06 Rev M, dated November 2025 – Details of Proposed Elevations, received 30th June 2026
- Drawing no: A4/345/11 Rev A, dated March 2023 – Proposed Block Plan
- Preliminary Roost Assessment, dated 12/8/24 prepared by Arbtech – *Precautionary non licensed working method statement within the Recommendation section*

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.