

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/26/0643 Householder planning permission

Address: 2 THE GROVE, READING, RG1 4RB

Proposal: Single storey rear extension, addition at 1st floor, insertion of windows to side elevation and loft conversion with front and rear pitched roof dormers.

Applicant: Mr P Khatter

Received date: 15/5/2026

Target Decision date: 10/7/2026

Case Officer: Alison Amoah

1. SITE DESCRIPTION/BACKGROUND

The application site is a vacant corner plot at the southern end of a 2/2.5 storey Victorian housing terrace on the corner of the 'I' of the road. The site presents clear signs of a mixture of original and newer architectural elements which confirms that the building has previously undergone alterations and extension. There is a large existing flat roofed single storey extension.

There is a ca 25m long deep rear garden, from the rearmost part of the existing extension, which is currently overgrown.

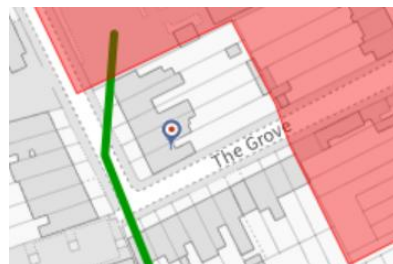
The surrounding area has a mix of modern architecture and a variety of building styles, however, the predominant character in the street is terraced Victorian housing. No. 4 The Grove includes a pitched/hipped roof tall conservatory adjacent to the shared boundary.

The site is not Listed, but the rear boundary is the boundary of (but outside) the Eldon Square Conservation Area.

There is an extant permission for a largely identical scheme (PL/25/1838) and prior to that an approval for extensions and conversion to 2 flats (ref: PL/21/1869/FUL). Works had commenced at the time of the site visit on 22nd May 2026.



Google Earth aerial image (July 2022)



Red – Conservation Area (adjacent to site)

Site photos



16/1/26

Front



22/5/26



As at 16/1/26 From the rear



Side



Surrounding context

2. PROPOSAL AND SUPPORTING INFORMATION

As with the approved scheme under PL/25/1838 the proposal is for a hip to gable roof extension, front and rear pitched roof dormers, and single storey pitched roof, gable ended single storey rear extension of maximum depth of 6.6m, reducing to 5.2 to the roadside boundary, due to the small wrap round to the side of the existing rear extension. New and altered fenestration to the side and rear is proposed and materials would be matching. The additional proposed element is a small first floor extension to create an ensuite to the rear of the existing 2 storey rear extension and above the new ground floor extension. This would have a depth of 1.13m and width of 3.2m. The proposal would alter the internal layout compared to the previous approval such that the three bedrooms at first floor would have ensembles.

Plans and other information considered

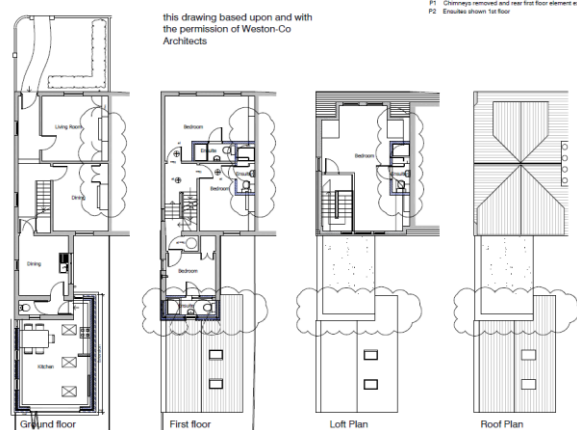
As received 15th May 2026, unless otherwise stated:

- Drawing no: TGR02:002, dated December 2025 – Plans as Existing
- Drawing no: THR:012 Rev P3, dated December 2025 – Plans as Proposed, received 10th July 2026
- Drawing no: TGR02:004, dated December 2025 - Elevations as Existing
- Drawing no: TGR02:005 Rev P3, dated December 2025 - Elevations as Proposed, received 10th July 2026
- Drawing no: TGR02:001 Rev P1, dated December 2025 – Site Location & Block Plan [Proposed]
- Drawing no: TGR02: SP1, dated March 2026 – Site Plan
- Method Statement for the Building Construction Works, Document ref:MS-2The Grove-001 rev P2

Existing Plans



Proposed Plans



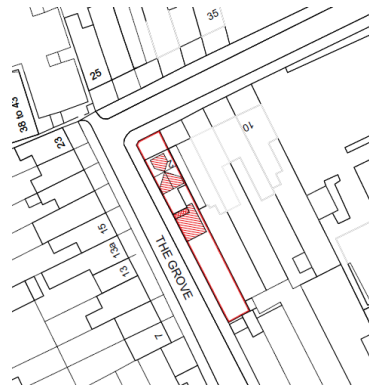
Existing Elevations



Proposed Elevations



Block Plan



3. RELEVANT PLANNING HISTORY

PL/21/1869/FUL - Change of use and extension to existing two-bedroom dwelling house (C3a use class) to become 2no. two-bedroom dwelling flats (C3a use class) (amended description) – Approved with S106 17/4/2026

PL/25/1838/HOU - Single storey rear extension, insertion of windows to side elevation and loft conversion with front and rear pitched roof dormers – Approved 24/3/2026

Approved scheme under PL/25/1838



4. 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. CONSULTATIONS

No new internal consultations were undertaken for this proposal as the scheme is largely the same as the scheme approved in March 2026 under ref: PL/25/1838.

Previous comments were as follows:

Ecology - No objection subject to conditions regarding vegetation clearance and biodiversity enhancements – swift boxes. It is not subject to Biodiversity Net Gain as it is a householder application.

Conservation – Ideally the scale of the dormers should be reduced due to the site being adjacent to a conservation area and being within the wider setting of a listed building.

A site notice was erected on 22nd May 2026. No comments have been received.



Discussions with the agent

Amended plans were submitted amending the proposed render to brick following a request from the Officer. Further amended plans were submitted to resolve plan discrepancies.

6. 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: Preparing a flood risk assessment: standing advice

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction

CC3: Adaptation to Climate Change

CC5: Waste Minimisation and Storage

CC6: Accessibility and the Intensity Of Development

CC7: Design and the Public Realm
CC8: Safeguarding Amenity
EN3: Enhancement of Conservation Areas
EN12: Biodiversity and the Green Network
H9: House Extensions and Ancillary Accommodation
H10: Private and Communal Outdoor Space
TR1: Achieving The Transport Strategy
TR5: Car and Cycle Parking and Electric Vehicle Charging

SPD

Design Guide to House Extensions SPD (2021)
Revised Parking Standards and Design (2011)
Revised Sustainable Design and Construction (2019)

7. 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. Albeit outside the Conservation Area it is immediately adjacent and Policy EN3 states *that “the special interest, character and architecture of Conservation Areas will be conserved and enhanced.”*

The extensions proposed are the same as those approved under the previous permission referenced above approved in March 2026 and under construction, except for a small first floor rear extension to create an ensuite, internal changes to create ensuites to all first floor bedrooms and one fewer south facing side windows at first floor,. As the majority of the proposed scheme is the same as that approved and was found to be acceptable, this assessment focusses on the minor additions only.

The additional first floor extension would be very modest in scale and would be visible from the Grove. The overall extensions are still considered to be acceptable in depth and scale and would not create a negative addition or overbearing impact to the street scene. As previously, the proposal includes a number of small, glazed windows within the existing building and proposed extensions, albeit one fewer. This ensures that a blank façade is not presented and is considered a positive approach.

The original submission included rendering the whole of the original and proposed rear extensions, due to the applicant's concerns over being able to achieve matching brickwork, however, officers considered that render would be more harmful to the character and appearance of the dwelling and the wider area and may be more susceptible to vandalism, especially as the wall would be immediately accessible from the public highway. Amended details were submitted to retain the existing and proposed extensions as matching brick.

Overall, therefore, it is considered acceptable in relation to Policies CC7, H9 and EN3.

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 addition of a small first floor extension would not create any significantly differing amenity impacts compared to the existing permission and assessed as acceptable. 4 The Grove would notice the further depth, but it would be sufficiently set off the shared boundary to not result in unacceptable harm. There

would be some changes to the southern facing side elevation windows, facing the road, albeit one fewer than previously approved, but the distance to the properties to the south are over 11m from the site, and as such there would be no detrimental effects.

There would be no further effect on the rear garden, and a condition is reincluded to ensure this is retained as shown on the approved plan, which includes indicating a bin storage area.

The proposed change to this scheme compared to that approved under PL/25/1838 is a minor scale first floor rear extension. The amended scheme is still considered to accord with Policies CC8, H9 and H10 of the Reading Borough Local Plan (2019).

Other matters

Transport

The previous scheme included a Construction Method Statement, which was deemed acceptable and compliance with the approved statement included as a condition. This is included as a condition again, on the basis that the proposal is the same in its built form.

The proposal is, therefore, considered acceptable in relation to Policies TR3 and TR5 of the Reading Borough Local Plan (2019).

Ecology

Policy EN12 states: *'On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.'*

The amended proposal does not raise any additional ecology concerns and the following conditions, included within the previous approved scheme, are included again:

- Works to take place outside of bird nesting season; and
- Removal of permitted development rights to pave over the front garden and to ensure that the front and rear remain as enclosed garden spaces.

The proposal, subject to condition, is considered acceptable in relation to Policy EN12 of the Reading Borough local Plan (2019).

Time

As the proposal has already commenced there is no time limit condition included.

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 subject to the following conditions and informatives

Conditions

- 1) Approved Plans
- 2) Materials as specified
- 3) CMS as specified
- 4) Remove trees, hedges shrubs outside the bird-nesting season
- 5) Remove pd rights for porch, and paving to the front
- 6) Retain enclosed front and garden space to rear
- 7) Bin storage area as approved

Informatives

Terms

Building Control

Complaints about construction

Highways

Encroachment

Parking permits

HMO licensing and HMO management

Sewer

Positive and Proactive