

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/26/0676 Householder planning permission

Address: 183 SOUTHCOTE LANE, READING, RG30 3AX

Proposal: Single storey side extension to existing front porch

Applicant: Sajid Ali

Received date: 20/05/2026

Target Decision date: 16/07/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two storey, semi-detached dwelling with a pitched roof, located on the southern side of Southcote Lane, in Southcote Ward in Reading. The surrounding is predominantly residential. The application site is not located within a conservation area, nor is it listed.



Extract of the location plan

Site visit date: 04/06/2026

Site visit photo:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for an extension to the existing front porch. The depth of the porch would remain at 1.5m, and the width of the porch would be increased from 2.8 to 4.3m. The existing roof form of the mono-pitch roof over the ground floor of the side extension would be adjusted to match that of a wraparound roof to link with that of the proposed extended porch. Tiles and wall render would match existing.

Plans/documents considered:

Drawing No. 01 V5 – Location Plan received 15th July 2026

Drawing No. 02 V5 – Existing Block Plan received 15th July 2026

Drawing No. 03 V5 – Proposed Block Plan received 15th July 2026

Drawing No. 04 V5 – Existing and Proposed Ground Floor Plan received 15th July 2026

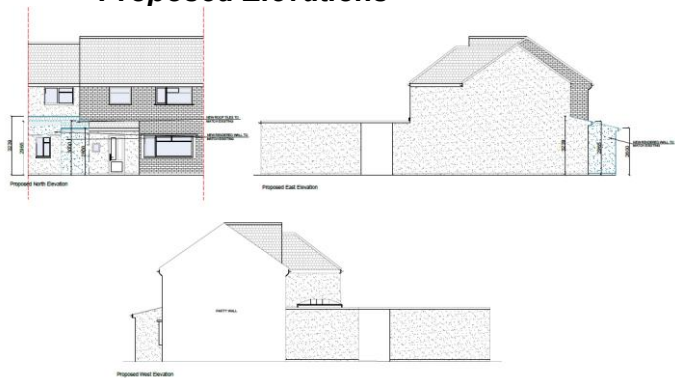
Drawing No. 05 V5 – Existing Elevations received 15th July 2026

Drawing No. 06 V5 – Proposed Elevations received 15th July 2026

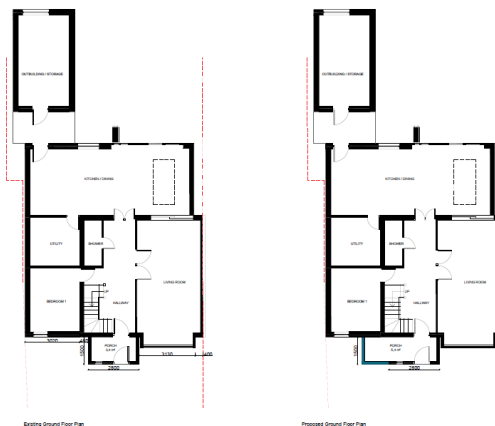
Existing Elevations



Proposed Elevations



Existing and Proposed Plans



3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 4th June 2026 for a period of 21 days. No letters of representation have been received at the time of writing this report.

RBC Transport

Application seeks to construct a single storey side extension to the existing front porch at 183 Southcote Lane.

There are no Transport objections to this application as the proposed works do not change the existing parking arrangements.

No change to the existing vehicle access is proposed.

4. RELEVANT PLANNING HISTORY

PL/23/0737 - Loft conversion with rear dormer and three front rooflights – Granted 24/7/23

PL/24/1203 - Two storey side extension, part two storey and part single storey rear extension; Loft conversion with rear dormer (retrospective) – Granted 22/11/24

185 Southcote Lane

01-00642/HOU (new ref: PL/01/0134) - Amendment to application 00/00476/FUL (Demolition of existing single storey garage and replacement with two-storey side extension comprising garage, bedroom, dining room and utility room) showing W.C and porch – Granted

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)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

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. 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.

The dwelling has been the subject of extensive alterations which include the two-storey side extension, front porch and mono-pitched roof forms as well as including a rendered finish and having different roof tiles to adjacent properties. It is not considered that this modest further extension would have such a significant determinant effect on the character and appearance of the property as to warrant refusal on this basis. The wider character of the area includes the existing similar extensions at the adjacent semi (no. 185) and although each case is to be reviewed on its merits it is evident that the proposed scheme would be less dominant than the existing one at no. 185 and would not extend beyond the prevailing building line. This accords with the House Extensions SPD, which stated (para 7.4.1) which states that front extensions should not be “*excessive in size, height and depth relative to the dwelling on the site and neighbouring buildings. Where there is a prevailing building line within the street, front extensions should not extend beyond that line.*” In addition, it would still be of balanced proportions with no. 185, which aligns with the SPD which requires that front and porch extension should not compromise the symmetry of design.

The proposal would integrate the roof forms of the roof projecting over the ground floor of the side extension and that over the porch.



Overall, having considered the surrounding context and the existing extensions at the application site it is considered that the proposal is acceptable in terms of scale and design and would comply with policies H9 and CC7 of the Reading Borough Local Plan 2019.

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.

It is not considered that the proposed front porch extension would have a significant impact on the neighbouring properties in terms of sunlight and daylight, privacy and overlooking, or overbearing effects. The proposed porch would be single storey in nature with no side facing windows.

7. CONCLUSION

The proposed development has been assessed and is considered acceptable as set out above.

8. RECOMMENDATION

GRANT

Conditions:

- 1) Time Limit
- 2) Materials
- 3) Approved Plans