

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/26/0683 Householder planning permission

Address: 43 COLLEGE ROAD, READING, RG6 1QE

Proposal: Demolition of existing conservatory and construction of new single storey rear extension. External alterations including replacement of all existing windows with double glazed units to match existing, and relocation of front door (amended)

Applicant: Mr and Mrs Pappenberger

Received date: 22/05/2026

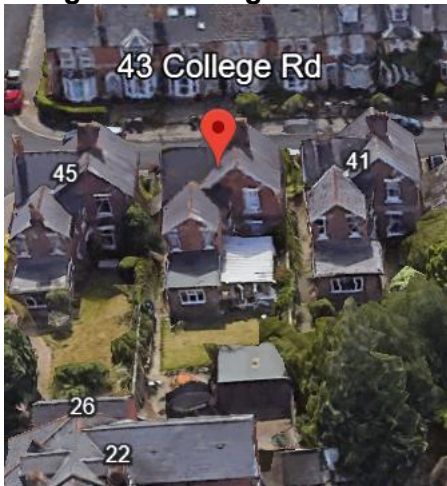
Target Decision date: 21/07/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application property is a two-storey detached dwelling located on College Road in Reading. The surrounding area is predominantly residential. The application site is not listed, and it is not in a designated conservation area. The site does fall within an Article 4 Direction area which controls change of use from C3 dwellinghouses to C4 small HMOs.

Google earth image:



Site visit date: 4th June 2026

Site visit photos:



Drawing No. PL-10 A – Proposed Elevations
Drawing No. PL-09 A – Proposed Elevations
Drawing No. PL-08 A – Proposed Ground Floor and Roof Plans
Drawing No. PL-07 – Existing Sections
Drawing No. PL-06 – Existing Elevations
Drawing No. PL-05 – Existing Elevations
Drawing No. PL-04 – Existing First Floor and Roof Plans
Drawing No. PL-03 – Existing Ground Floor Plan
Drawing No. PL-02 B – Proposed Site Plan

Drawing No. PL-01 A – Location Plan and Existing Site Plan

As received 3rd July 2026

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.

Discussions with applicant/agent

Planning officers had concerns with the original plans submitted. It was considered that the rear extension originally proposed would not have respected the character of the existing dwelling and would have been harmful to the neighbouring property.

Subsequently, revised plans were submitted to lower the height of the extension and set the extension further away from the boundary.

The revised plans also removed the realignment of the front path which was originally included in the description of development. The agent advised in an email dated 3rd July that there is an existing concrete path that leads to both the existing and proposed doorway and the client would like to replace this with a permeable paving.

On balance, due to its location at the rear of the site, and due to the existing arrangement, the revised scheme for the proposed rear extension is considered acceptable.

4. RELEVANT PLANNING HISTORY

PL/94/0786 - Erection of conservatory. APPROVED 22/2/1994

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)

SPD

Design Guide to House Extensions SPD 2021

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.

Due to the context of the existing site, the proposed rear extension is considered acceptable in terms of scale and would be a subservient addition to the dwelling. The proposed extension would replace an existing conservatory and would not project beyond the rearmost wall of the existing house. The proposed extension would be contained at the rear of the site, therefore, there is no risk of this element of the development causing harm to the street scene. In terms of design, although more modern in appearance, the proposed extension is considered suitable and would be complimentary to the existing dwelling with bricks to match. The height of the proposed rear extension was reduced during the course of the application process, the reduced height is considered more appropriate as more of the rear elevation detailing is retained, and as a result, the revised proposal is not considered to dominate the existing dwelling at the rear or cause significant harm to the character and appearance of the dwelling. Many of the neighbouring properties have rear extensions, which vary in terms of size, scale and design. Therefore, the proposal is not considered out of character for its location.

In the front elevation of the dwelling, it is proposed to relocate the front entrance door and insert a new window in the current location of the front door. The size, scale and placement of the openings are considered suitable, and it is considered that this alteration would enhance the appearance of the dwelling at the front. Furthermore, the proposal appears to return the entrance door to its original position, given that the existing entrance door is located within the side extension.

There are no objections to the double-glazed windows which would be in keeping with the existing style.

There is an existing concrete path that leads to both the existing and proposed doorway. It is proposed to replace this with a permeable paving.

On balance, it is considered that the proposed development will not adversely affect the character and appearance of the host dwelling or the surrounding area and the proposed development is in accordance with Policies H9 and CC7 and the advice contained within the NPPF.

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.

With regard to the neighbouring property at no. 45 College Road, the built form would not be brought any closer to this neighbour and a sufficient separation would be retained. As such, no identified risks arise from the proposal that would result in any adverse impacts to this neighbouring property.

Given the length of the rear garden, the proposal would not impact any neighbouring properties beyond the rear of the site.

The neighbouring property most likely to be affected by the proposal is no41 College Road. However, as the proposed rear extension replaces an existing rear conservatory with a similar footprint, it is not considered that the proposed arrangement would be considerably different to that of the existing arrangement, and not so significantly detrimental to warrant refusal on this basis. The proposed extension is set off on the boundary with this neighbour by 750mm. Furthermore, the element of the proposal closest to this neighbour has a modest eaves height of approximately 2.4m, with a glazed mono-pitched roof sloping away from the neighbour to further reduce the impact. When compared with the existing conservatory, the proposal also helps to reduce issues relating to loss of privacy and overlooking.

For current and future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, and the amount of remaining amenity space is considered acceptable.

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

Flat Roof Restriction