

DELEGATED APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/26/0663 Householder planning permission

Address: 60 RODWAY ROAD, TILEHURST, READING, RG30 6DT

Proposal: Proposed single storey rear extension (following demolition existing conservatory) and front porch.

Applicant: MR SZCZEPAN BORYS

Received date: 18/05/2026

Target Decision date: 14/07/2026

Agent agrees to an Extension of Time until 22/07/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a two-storey semi-detached dwellinghouse located on the north-westerly side of Rodway Road. The property is constructed from red brick with a hipped tiled roof. The property benefits from a private rear garden and private frontage mainly laid to lawn. The property does not benefit from private off-street parking but does have on street parking.

The property sits on a sloping site, stepped down steeply from the public highway, levels out adjacent to the property and then the rear garden slopes down gradually to the rear boundary treatment. The property currently has an existing conservatory with a projection of just more than 2.5m with an existing wrap around decking.

The property is not listed, not in a conservation area and not within an Article 4 area.

Date of site visit: 4th June 2026



Existing front elevation



Existing front elevation with open porch



Existing rear elevation with existing full width conservatory

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed consists of a single storey rear extension (following demolition of the existing conservatory) and a new front porch. The single storey rear extension will have a projection of 3.5m, extends the width of the host property, has an eaves height of 2.9m and a maximum height of 3.6m. It will be constructed from brick to match the host property, the flat roof will be finished in rubber or roofing felt. Bi-Fold doors will be placed in the rear elevation leading into the garden, along with two skylights in the flat roof – bringing light into the kitchen family area.

The enclosed porch to the front of the property will measure 1.3m deep by 1.97m wide, have an eaves height of 2.7m, have a lean to roof with a maximum height of circa 3.6m. The porch will be finished in materials to match the host property. The porch will add an area for coats and shoes.

The original application also included a raised hardstanding area to the front of the property to be used as off-street parking. This element has now been removed from the application due to insufficient space for parking, and harm to the appearance of the dwelling from the street.

Plans & documents considered:

Application form dated, May 26

Drawing no: PP-14941464v1-Location Plan, dated May 26

Project no/Drawing no: 2260504-01 Existing Plans, dated May 26

Project no/Drawing no: 2260504-02 Existing Elevations and Section, dated May 26

Project no/Drawing no: 2260504-1 Proposed Plans, dated May 26 **superseded**

Project no/Drawing no: 2260504-2 Proposed Elevations and Section **superseded**

Received by the LPA on 18th May 2026

Project no/Drawing no: 2260504-1 Rev A Proposed Plans, dated May 26 **superseded**

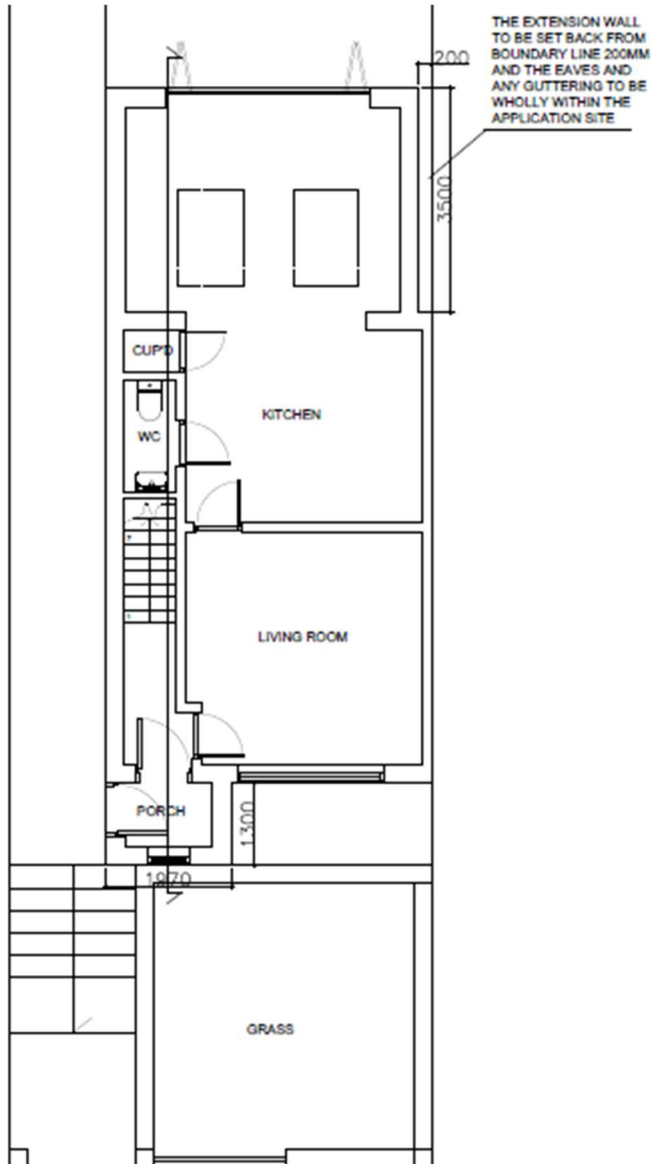
Project no/Drawing no: 2260504-2 Rev A Proposed Elevations and Section, dated May 26 **superseded**

Received by the LPA on 19th June 2026

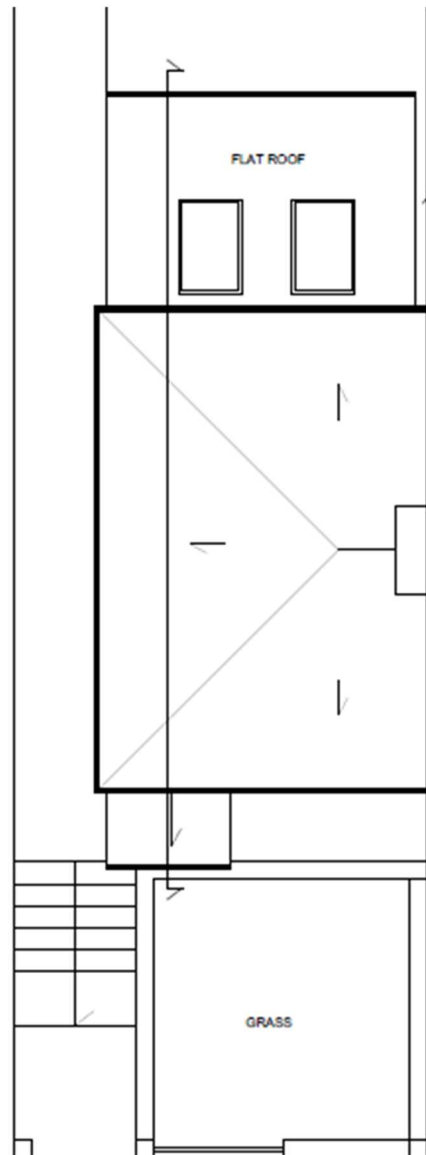
Project no/Drawing no: 2260504-1 Rev B Proposed Plans, dated May 26

Project no/Drawing no: 2260504-2 Rev B Proposed Elevations and Section, dated May 26

Received by the LPA on 21st July 2026



Proposed Ground Floor Plan



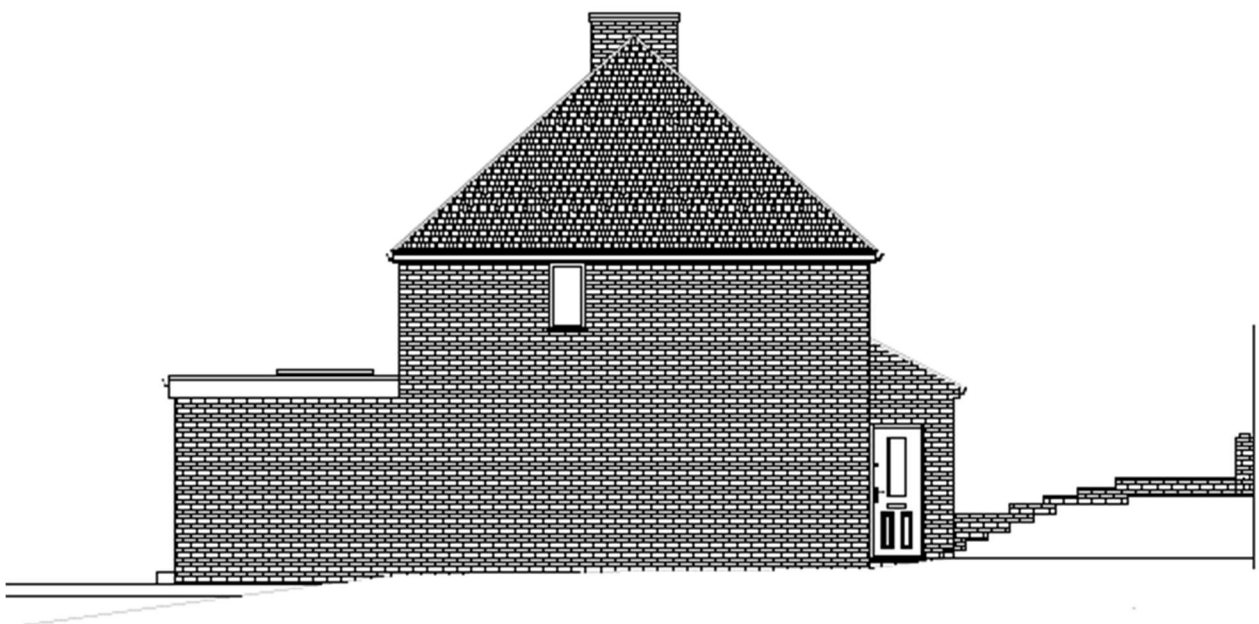
Proposed Roof Plan



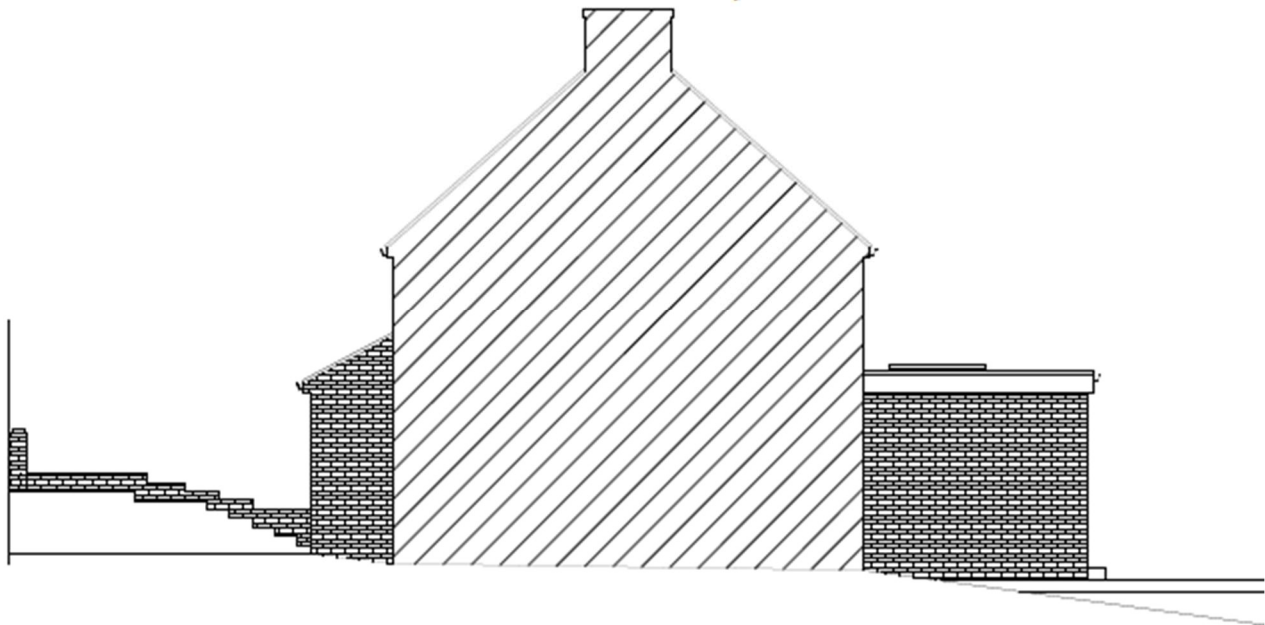
Proposed Front Elevation



Proposed Rear Elevation



Proposed south-westerly facing Elevation



Proposed north-easterly facing Elevation

3. RELEVANT PLANNING HISTORY

PL/26/0662 - Proposed loft conversion with gable end, rear dormer with Juliette balcony and skylights in front facing roof slope – CLP – Certificate given 21 July 2026

4. CONSULTATIONS

Internal

- Transport Development Control – comments received 11/06/2026

A dropped vehicle crossing currently exists although it does not appear to serve a parking area.



Part of this application seeks to create a parking area following some extensive landscaping and raising the ground level.

In principle Transport do not have any objections, however plans illustrating a car parking space measuring 2.5m x 5m on revised plans is required and confirmation that a vehicle crossing is currently in place.

Water run-off from private property onto the public highway is not permitted. An appropriate method of drainage needs to be provided within the property curtilage including the use of suitable permeable surfacing materials.

- Transport Development Control – comments received 15/07/2026

The applicant has not provided details showing car parking space to the required dimensions. Highways cannot support the application.
Reason for Refusal

External

- The planning notice was attached to the front fence of the host property on 4th June and left in place for the 21-day statutory consultation period.

No letters of representation have been received.

5. 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 because of the development.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
TR5 (Car & Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG
Parking Standards and Design SPD 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 remain 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’.

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.

The footprint of the new single storey rear extension will largely be the same extent of the existing conservatory albeit slightly deeper and 0.7m taller. The extension will have a flat roof; the walls will be constructed from bricks to match the host property and finished with upvc Bi-Fold/French doors to match the host property. It is worth noting that an extension such as this or larger could be achieved under Permitted Development.

The proposed front porch is considered subservient to the host property, and the materials will match the host property in terms of brick and tiles. It is unfortunate that a front facing door could not be provided within the proposal due to the slope of the land. However, enclosed front porches are a common addition in the street, and vary in style and orientation toward the street for the front door, and therefore is not objectionable in this instance.

The development in terms of character and appearance the proposal is considered acceptable and therefore compliant with policies CC7 and H9 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.

The existing conservatory is largely same footprint, the garden slopes down but less steeply than at the front – due to the existing conservatory the proposed extension is not considered to be overly

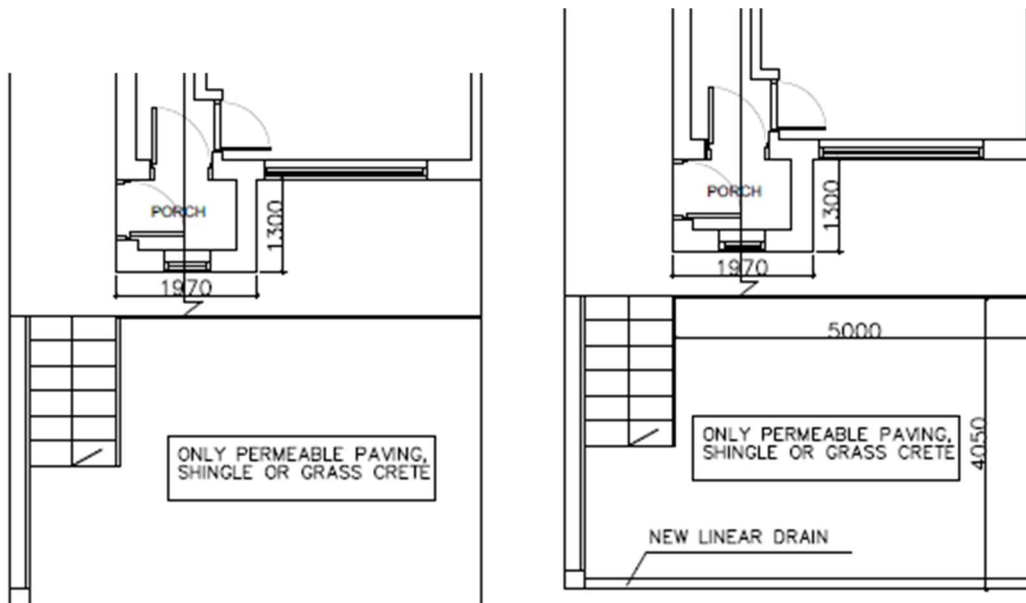
overbearing. The agent was asked to pull the single storey extension away from the shared boundary treatment with the attached neighbour at no.58 Rodway Road.

The proposed development is not considered harmful to residential or visual amenity and therefore the proposed development is compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport/Highway matters

Policy TR5 states development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. A property of this size should have enough space to accommodate 2 off street parking spaces.

The agent was asked to submit amended plans taking into account the points raised by the Transport officer. The agent submitted revised plans showing the measurements of the hardstanding, the necessary drainage with notes stating permeable paving/shingle or grass crete. These revised plans were sent to the Transport officer to be reviewed.



Original parking layout plan.

Revised parking layout plan.

The revised plan was reviewed by the Transport officer. Unfortunately, the agent has not provided details showing car parking space to the required dimensions. Highways cannot support the application.

The following reason for refusal was provided: The application site does not have sufficient highway frontage to provide off road parking. This could result in adversely affecting road and pedestrian safety and the flow of traffic, and in conflict with local plan policies TR3 and TR5 of the Reading Local Plan 2019.

For matters set out above the proposed parking arrangements do not comply with policy TR5 of the Reading Borough Local Plan 2019.

The agent was informed and asked to submit amended plans without any reference to the proposed off-street parking arrangements. The application description was amended and now consists of a single storey rear extension and front porch.

8. 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.

9. RECOMMENDATION

GRANT

TL1
AP1
M1
PD5