

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/26/0493 Householder planning permission

Address: 8 EARLEY HILL ROAD, READING, RG6 7BJ

Proposal: First-floor extension above the existing utility room, internal reconfiguration of the existing first-floor bathroom.

Applicant: Drs Mark Richard & Alexandra Helen Allsopp & Day

Received date: 13/04/2026

Target Decision date: 21/07/2026

Agreed Extension of Time until 03/08/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a large extended semidetached property, located on the northern side of Earley Hill Road a private road in east Reading. The property benefits from prominent and distinctive features such as the large arched window to the front elevation, the glass entrance porch, ornate fenestration and architectural windows along with the later timber and bricked framed and glass conservatory. The property is set back from the road with front and rear wrap around private gardens. The property is not listed, nor in a conservation area.

Site visit date: 4th June 2026



Existing front elevation



Front elevation looking northeast



Existing side elevation with tiled roof of existing utility room just in shot



Side elevation of existing utility room



Side elevation looking southeast, existing tiled utility roof in view



Original rear elevation and rear elevation of later extension, looking south/southeast

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal development consists of a first-floor extension above the existing utility room to create a hobby room, internal reconfiguration of the existing first-floor bathroom, and installation of a new shower within the existing ground-floor utility room.

The extension will create an additional first floor above the existing utility room. The extension will have a pitched roof with a new opening on the front elevation along with 3 rooflights on the rear facing roof slope. A new window will be created in the existing side facing door at ground level. The development will be constructed from materials and finished to match the host property.

Plans & documents considered:

Application form dated 9th April 2026

Drawing no: 687-P00-Location Plan, not dated

Drawing no: 687-P01-Existing Site Plan, dated Mar 26

Drawing no: 687-P02-Existing Ground Floor Plan, dated Feb 26

Drawing no: 687-P03-Existing First Floor Plan, dated Feb 26

Drawing no: 687-P04-Existing Roof Plan, dated Feb 26

Drawing no: 687-P05-Existing Elevations, dated Feb 26

Drawing no: 687-P06-Proposed Ground & First Floor Plan, dated Mar 26 **superseded**

Drawing no: 687-P07-Proposed Roof Plan, dated Feb 26 **superseded**

Drawing no: 687-P08-Proposed Elevations, dated Feb 26 **superseded**

Drawing no: 687-P09-Proposed Sectional Elevations-AA, dated Mar 26

Drawing no: 687-P10-Design and Access Statement (Access Architects Ltd) dated Apr 26

Drawing no: 687-P011-Proposed Site Plan, dated Mar 26

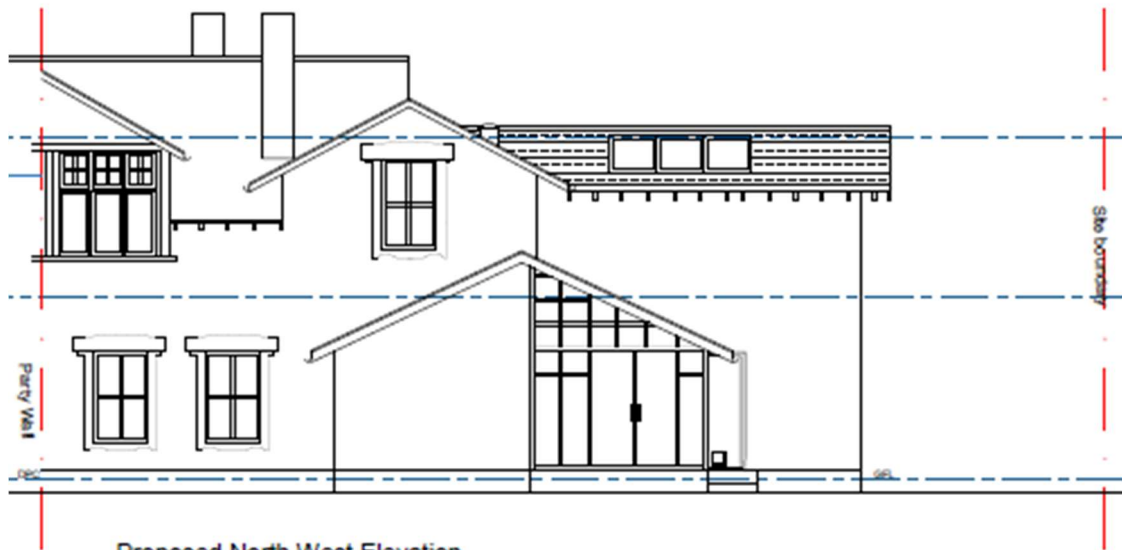
Received by the LPA on 13th April 2026

Preliminary Roost Assessment (Arbtech) dated May 26
Received by the LPA on 26th May 2026

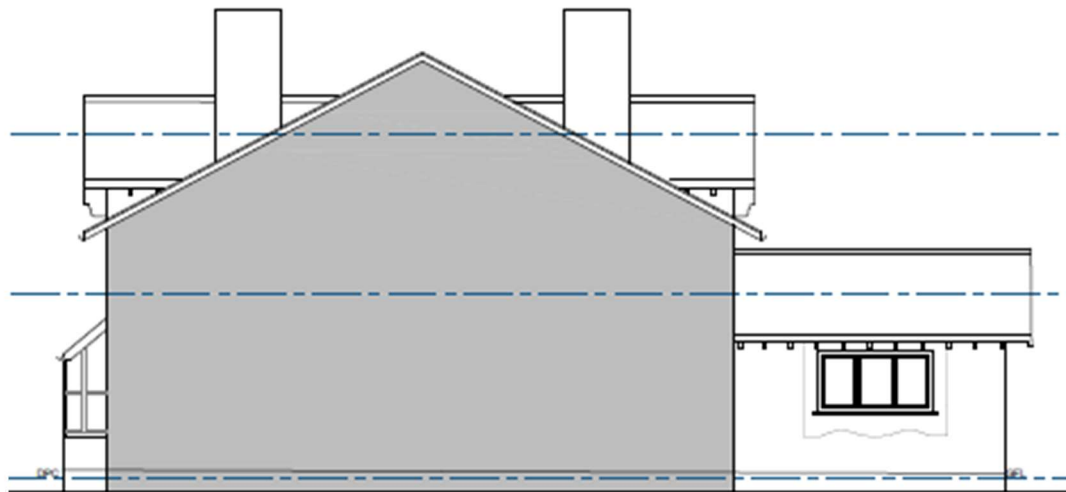
Drawing no: 687-P012-Tree Impact Plan, dated May 26
Drawing no: 687-P013-Tree Protection Plan, dated Jun 26
Received by the LPA on 16th June 2026

Drawing no: 687-P06-Rev-A-Proposed Ground & First Floor Plan, dated Jun 26
Drawing no: 687-P07-Rev A-Proposed Roof Plan, dated Jun 26
Drawing no: 687-P08-Rev-A-Proposed Elevations, dated Jun 26
Received by the LPA on 1st July 2026



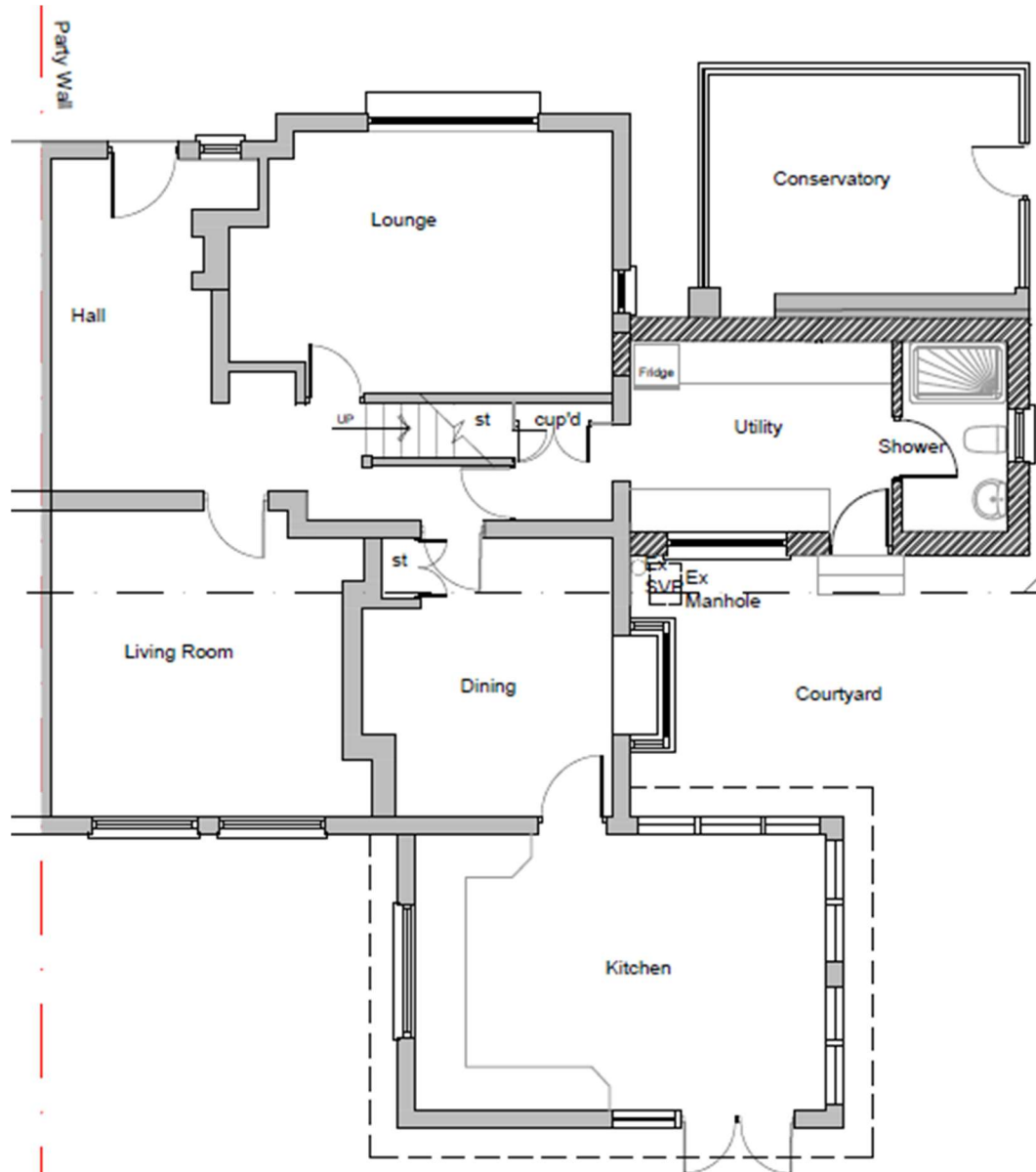


Proposed North West Elevation

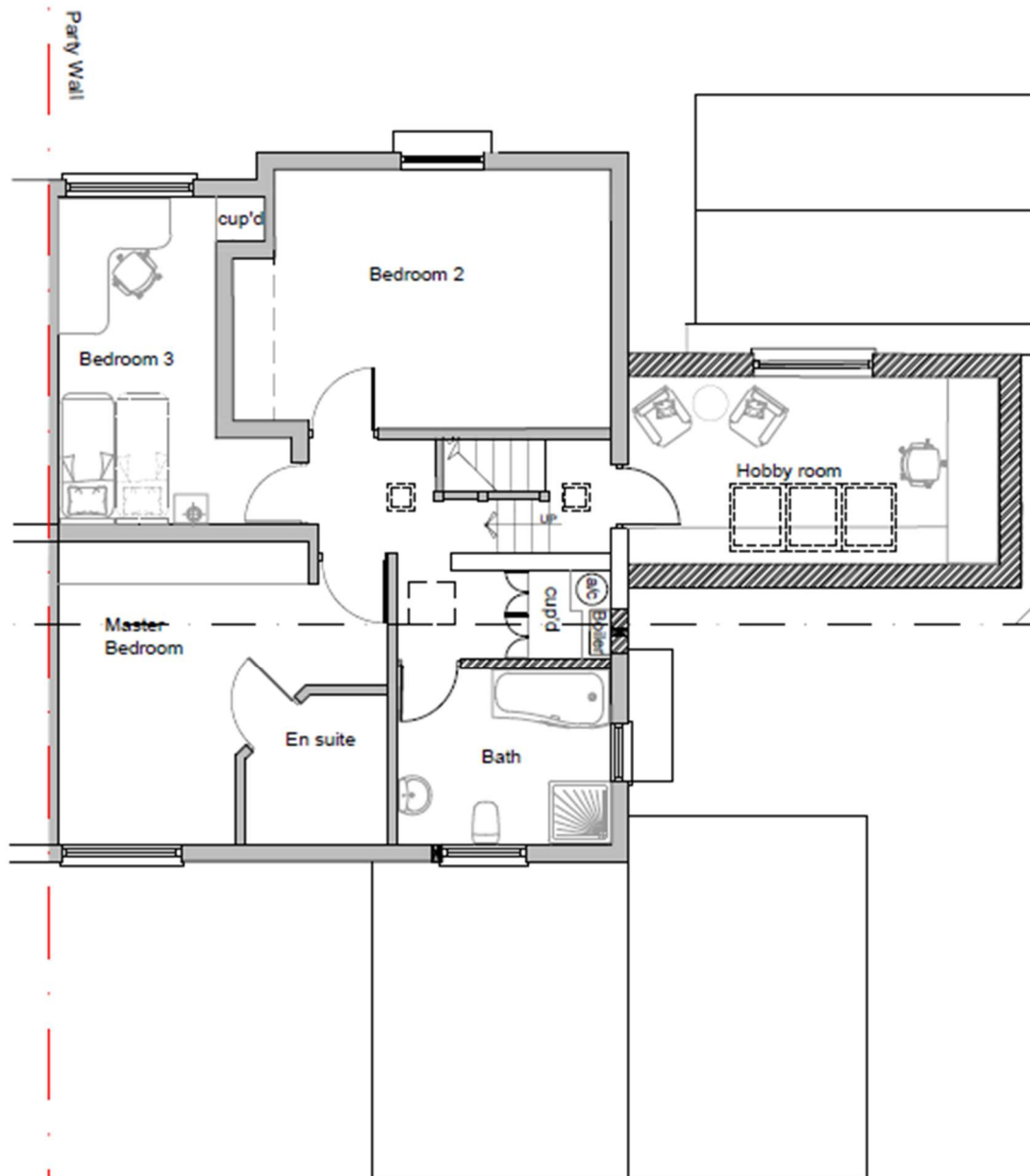


Proposed North East Elevation

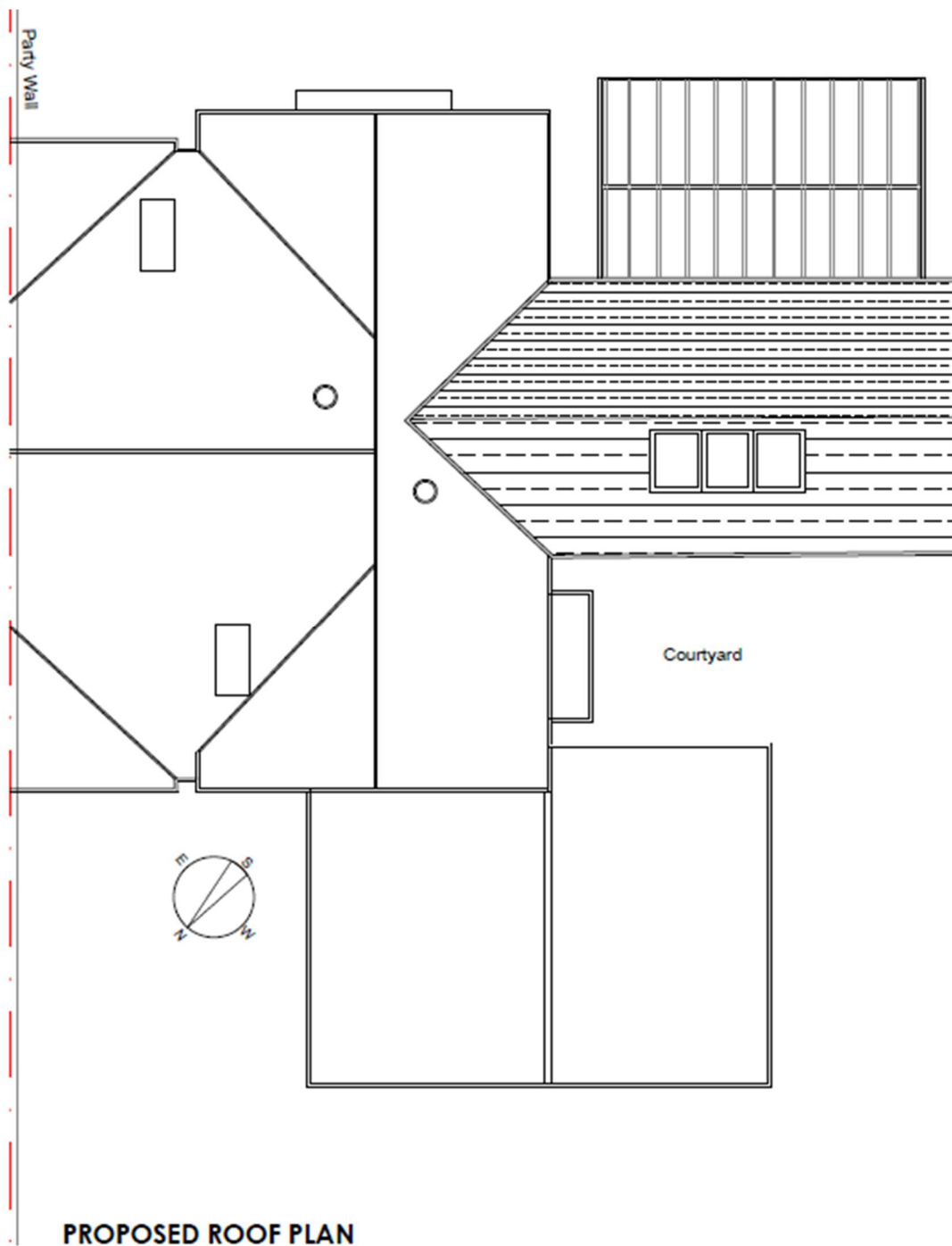
REV A ADDED ROOF LIGHT 29/06/2026



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



3. RELEVANT PLANNING HISTORY

PL/96/0372 – Demolition of existing rear kitchen extension and construct a new single storey extension – Approved Aug 1996

PL/00/0589 – Single storey side and rear extension – Approved Aug 2000

4. CONSULTATIONS

Internal

- Ecology Consultations

The application site is a semidetached dwelling located in a residential area of Reading. The proposals include a first-floor extension.

The bat survey report (Arbtech, May 2026) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

No objections from the Ecology officer.

- Trees - Planning Natural Environment

Given the amount of trees / vegetation on this site, a basic TPP would seem appropriate – simple plan showing the Construction Exclusions Zones, perhaps a version of the Tree Impact plan showing a fenced storage / working zone would be the simplest and most proportionate way of dealing with this.

The attached TPP is fine and proportionate to the proposal. Condition L7A is therefore required, but adjusted to fit the site:

L7A ARBORICULTURAL METHOD STATEMENT (AS SPECIFIED)

Tree Protective measures shall be carried out in accordance with that shown on Tree Protection Plan 687-P013 prior to any works on site and retained until completion. Any deviation from measures shown will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

No objection from the Natural Environment officer.

External

- The planning notice was attached to the front fence of the host property on 4th June 2026 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)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodland)

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 proposed first-floor extension above the existing utility room is considered to respect the character of the host property. The roofline, the ridge and eaves detail and upper fenestration detail will mirror that of the existing property. The new window in the front elevation is different in appearance to the original windows but is not considered harmful to the character of the older original part of the property.

The proposed extension matches the character, the design and will be finished in materials to match the host property.

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 originally submitted plans proposed a side facing window at first floor level which would overlook no.10 Earley Hill Road. Whilst the habitable rooms of the neighbouring property are set some distanced from the extension and the shared boundary treatment; the proposed side, westerly facing window was considered overbearing and harmful to residential amenity to the neighbours. The feeling of being overlooked as well as the physical aspect of being overlooked needed to be controlled. The agent was asked to remove the side facing first floor window from the plans. Three new skylights have been added to the rear facing roof slope to allow in additional daylight.

With the amended plans – the loss of the side facing window – the proposed development is not considered harmful to residential or neighbouring amenity. The new rooflights are at high level and would not introduce new overlooking to neighbours.

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.

Ecology Matters

The Ecology officer has been consulted and confirms the bat survey was undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats.

No further bat surveys were required. The Ecology officer confirms the proposed development is unlikely to affect bats or other protected species.

The proposal complies with policy EN12 of the Reading Borough Council Local Plan 2019.

Tree Matters

The extension is first floor only and no excavation work forms part of this application.

The agent submitted a Tree Impact Plan and a Tree Protection Plan to protect the existing trees from harm during the building works. The plans have been reviewed and agreed by the Tree officer.

The decision notice will include a condition to make sure the development is constructed as per the Arboricultural Method Statement.

In terms of Tree matters, the proposed development is considered compliant with policy EN14 of the Reading Borough Local Plan 2019.

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
PD2
L7A