

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/26/0789 Householder planning permission

Address: 88 EASTERN AVENUE, READING, RG1 5SF

Proposal: Rear extension with replacement of existing single-storey rear extended roof.

Applicant: Mrs Sarah Harradence

Received date: 16/06/2026

Target Decision date: 12/08/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-and-a-half-storey semi-detached dwelling located to the west of Eastern Avenue, with a spacious rear garden. The British Red Cross First Aid Training Centre, a large two-storey detached building, is situated to the south of the application site, running deep along the common boundary. The site is also subject to an Article 4 Direction restricting the change of use of a C3 dwellinghouse to a C4 small House in Multiple Occupation. The South Park Conservation Area is located to the east and north of the site; however, the property itself is not within the Conservation Area.



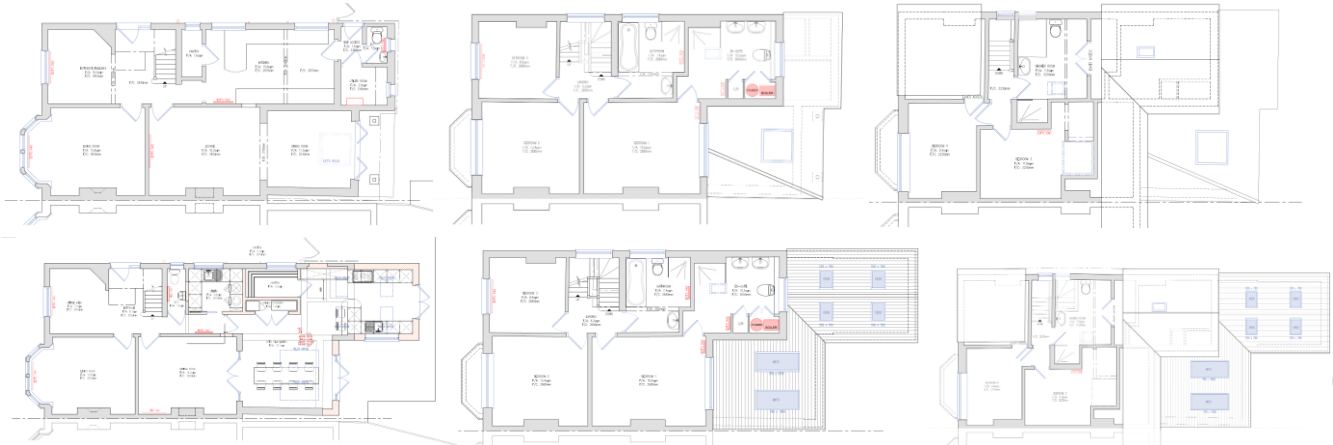
View from the front and rear of 88 Eastern Avenue, taken on 23/07/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks permission for the construction of two sections of single-storey rear extensions to the host dwellinghouse. The first element, adjacent to No. 86, would extend the existing single-storey projection by approximately 0.76m, aligning it with the rear building line of No. 86. The whole existing roof combined with the new roof would be a mono-pitched roof incorporating two rooflights. It would have an overall height of approximately 3.8m and an eaves height of approximately 2.6m.

The existing single-storey southern element would project approximately 3m in depth, featuring a gable roof with four rooflights, two on each roof slope. It would have an overall height of approximately 4.0m and an eaves height of approximately 2.6m.

The proposal would also involve associated internal alterations, including the enlargement of the existing dining room, the reconfiguration of the utility, pantry and kitchen areas, and the blocking up of an existing side access with brickwork. Two rear doors and one north-facing window would be installed as part of the proposed development.



Existing (top) and proposed (bottom) floor plans



Existing (left) and proposed (right) elevations

Plans/information considered:

- Drawing No. 25059.PP-01 – (Ground) Floor Plan - Existing
- Drawing No. 25059.PP-02 – (First) Floor Plan - Existing
- Drawing No. 25059.PP-03 – (Second) Floor Plan - Existing
- Drawing No. 25059.PP-04 – Elevation - Existing
- Drawing No. 25059.PP-05 – (Ground) Floor Plan - Proposed
- Drawing No. 25059.PP-06 – (First) Floor Plan - Proposed
- Drawing No. 25059.PP-08 – Elevation - Proposed
- Drawing No. 25059.PP-09 – The location plan
- Drawing No. 25059.PP-10 – Block Plan
- Preliminary Roose Assessment - Protected species survey – ref: 32228, Rev. A Draft, dated 14/10/2025.
- Bat Survey Report – Bat Emergency Survey Report – ref: 32228, Rev. A Final, dated 12/06/2026.
- Photo – indicates the application site

All received on 16/06/2026.

- Drawing No. 25059.PP-07 – (Second) Floor Plan – Proposed, received 11/08/2026.

Planning history:

None.

3. CONSULTATIONS

- RBC Ecology Consultations – no objections.

The application site comprises a semi-detached house close to the university where it is proposed to add a single-storey rear extension.

The bat survey report (ACP June 2026) has been undertaken to an appropriate standard and includes an emergence survey of the dwelling. No bats were seen to emerge from the building, and the report 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.

- A site notice was displayed in front of the application site. The 21-day consultation period was from 09/07/2026 to 30/07/2026. No neighbour letters of representation have been received.



Site Notice

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.

4. 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 (NPPF) 2024
National Planning Practice Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm
CC8: Safeguarding Amenity
H9: House Extensions and Ancillary Accommodation
H10: Private and Communal Outdoor Space
EN12: Biodiversity and The Green Network

SPD

Design Guide to House Extensions Supplementary Planning Document (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. A pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and is currently at examination.

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 listed above 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 appraisal below and are not considered to be ‘out of date’.

5. 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 single-storey rear extensions and associated roof alterations are considered acceptable in terms of their size, scale and siting. The proposed extensions are relatively modest additions to the existing dwelling, extending by approximately 0.76m and 3m in depth respectively.

Furthermore, the proposed mono-pitch roof to the northern extension and gable roof to the southern extension are considered to reflect and complement the form of the existing dwelling, thereby respecting its character and appearance.

Although the combined depth of the existing and proposed single-storey rear extensions would be approximately 4.4m and 5.2m respectively, exceeding the recommended depths set out in the Design Guide to House Extensions SPD 2021, the proposal is nevertheless considered acceptable in this instance. This is because the extensions would remain proportionate to the host dwelling, the proposed materials would match those of the existing property helping to assimilate the proposals, and the northern extension would align with the rear building line of No. 86. In addition, the proposed extensions would not be visible from the public street scene. Furthermore, it is considered that the proposals could be accommodated without resulting in any cramped appearance.

Given the location of the extensions at the rear of the property, there would be no harm to the character or appearance of the South Park Conservation Area located to the east and north of the site.

As such, the development is not considered to detract from the character or appearance of either the host dwelling or the wider area. The proposal therefore complies 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 CC8 states that 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. Policy H10 states that dwellings will be provided with functional private or communal open space.

The neighbouring properties potentially most affected by the proposals are No's 86 Eastern Avenue and the British Red Cross Building located to the north and south of the site respectively.

With regard to No.86, the adjoining semi, the extension closest to this boundary would not project past the rear addition of this property – it would align with it – and as such there would be no overbearing effects. Similarly, given the distance of the southern extension of approximately 3.7m, there would be no harmful overbearing effects. A window would be installed in the north elevation of the southern extension facing No.86; however, given the above-mentioned distance and single storey nature it is not considered to result in any harmful loss of privacy.

With regard to the British Red Cross building, there would be no windows on the flank elevation facing the boundary. The British Red Cross building is not a residential property, and the potential for adverse impacts to residential amenity is therefore limited. Whilst there are side windows on the British Red Cross building, given the distance of approximately 4m from the extension closest to the common boundary with the British Red Cross building itself, combined with the hipped roof of the extension, whilst visible, no harmful overbearing effects are considered to arise.

Given the nature and angle of the proposed rooflights, these are not considered to result in any harmful loss of privacy to any neighbouring property.

Sufficient private garden space would be retained to provide an adequate area for outdoor recreation and amenity purposes for occupiers of No.88 Eastern Avenue.

The proposal is therefore considered to comply with Policies H9, H10 and CC8 of the Reading Borough Local Plan 2019.

Ecology

Policy EN12 requires that 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 proposed development would be largely sited on an existing patio area and, as a result, would not lead to the loss of any existing soft landscaping. A bat survey report and emergence survey has been submitted with the application, due to the nature of removal of roof/tiles. The Council's Ecologist has reviewed the proposal alongside the reports and confirmed no objection on ecological grounds. The proposal is therefore considered to comply with Policy EN12 of the Reading Borough Local Plan 2019.

6. 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.

7. RECOMMENDATION

Approve with conditions

Time Limit

Approved Plans

Materials (As Specified)