

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/26/0802 Householder planning permission

Address: 52 OSBORNE ROAD, READING, RG30 2PG

Proposal: Conservatory to rear of property (retrospective)

Applicant: Mr & Mrs J Ahmed

Received date: 17/06/2026

Target Decision date: 13/08/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a two-storey semi-detached dwellinghouse constructed from red brick and part render with tiled pitched roofs. The property has been extended into the loft space and benefits from a rear facing dormer and has a single storey ground floor rear extension.

The site topography is naturally steep and slopes downgradient from the front of the property, through to the rear garden and onwards down to the rear boundary treatment where the property abuts Strathy Close.

The ground level has been raised at the rear on which a single storey extension has been built at the rear. A former patio at this level is now occupied by a conservatory – the subject of this application. The ground level then steps down by approximately 1.7m to another level, this level is more than 2m lower than that the base level of the single storey rear extension, the lower level is accessed by steps down due to the large difference in height.

A timber shed with pitched roof is present on this area of lowered ground. The garden then steps down again by approximately 0.3m and continues to slope down gradient gradually.

At the rear of the garden is a large timber outbuilding with windows and door. The rear outdoor amenity space is completely paved, no grass, raised planting or trees are present.

The property is not listed, nor in a conservation area.



Aerial 3D images showing topography of site

Site visit date: 19th March 2026



Looking towards the front elevation



Looking towards the rear elevation. Images show the different levels of ground and terracing.



Looking west towards adjoining neighbour.

Looking northwest down the garden of the host property.

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for retrospective permission for a conservatory to the rear of the property. The 'As Built' conservatory has a projection of 4m and extends across the back of the property by circa 4.5m in width, has a maximum height of 2.9m and an eaves height of 2.3m. The

conservatory is built from metal frame with a glazed roofing, glazed side panels and a glazed sliding side door. A pedestrian door from the single storey ground floor extension opens into the conservatory to allow garden access.

Due to the steep topography of the site, the agent was requested to submit a section drawing detailing the change in ground level heights. The agent submitted a section plan and revised set of drawings on 30th June 2026.

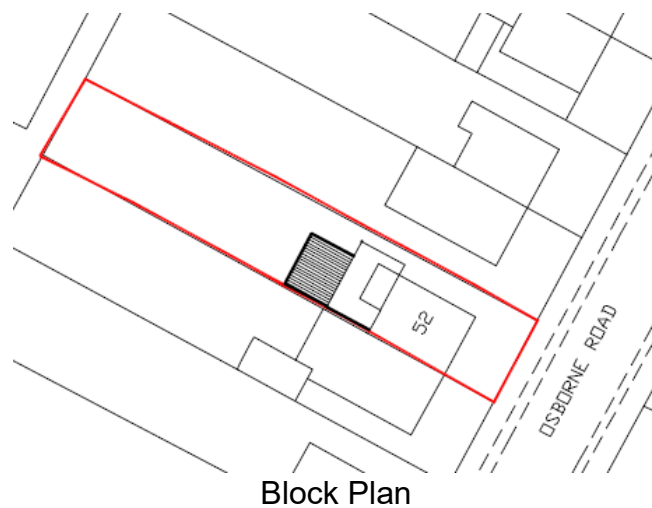
Plans and documents considered:

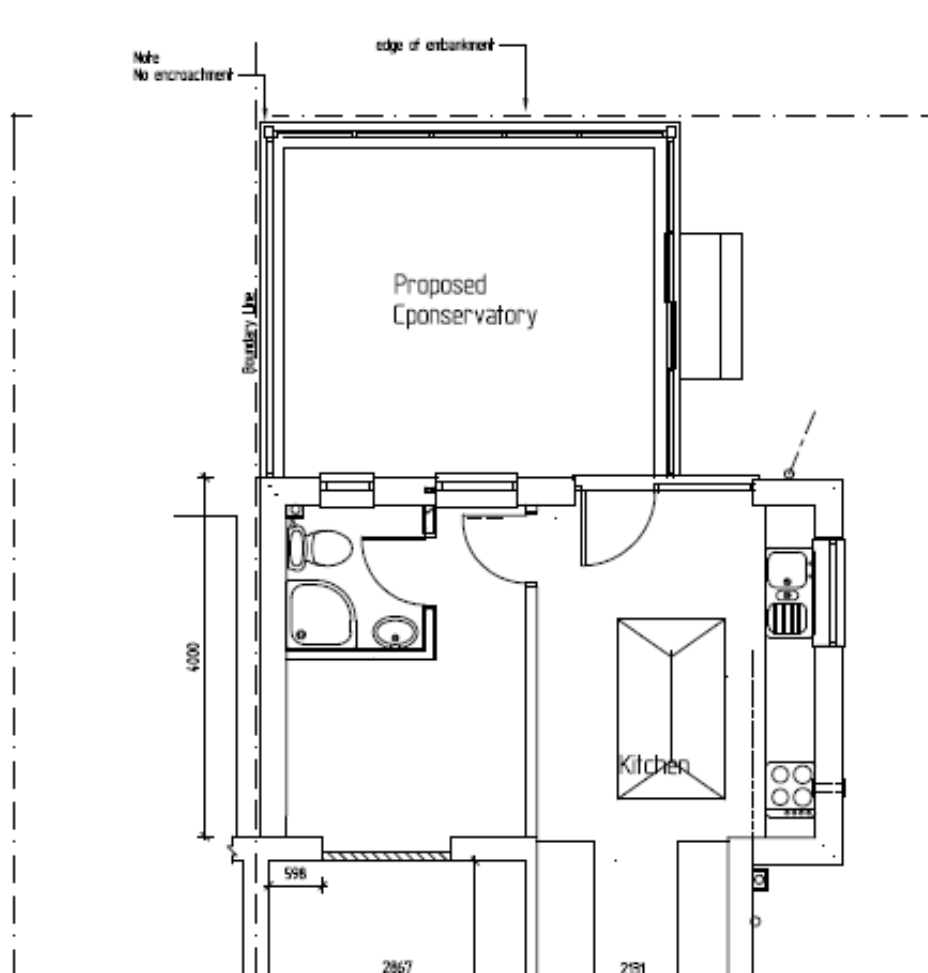
Drawing no: 04 - Plan Layout & Elevations, dated June 26 **superseded**

Received by the LPA on 17th June 2026

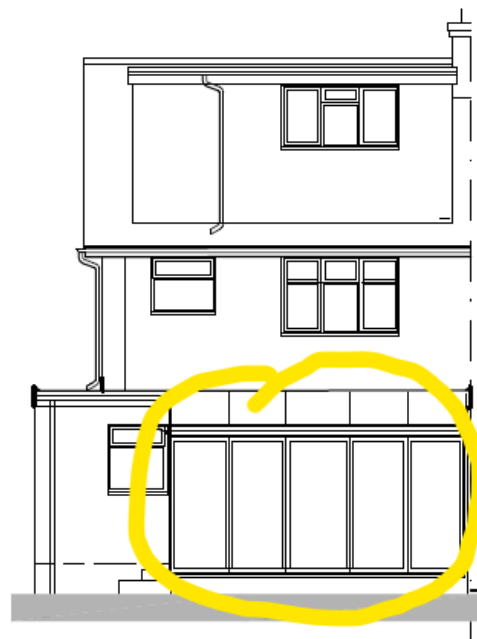
Drawing no: 04 Rev A - Plan Layout & Elevations, dated June 26

Received by the LPA on 30th June 2026

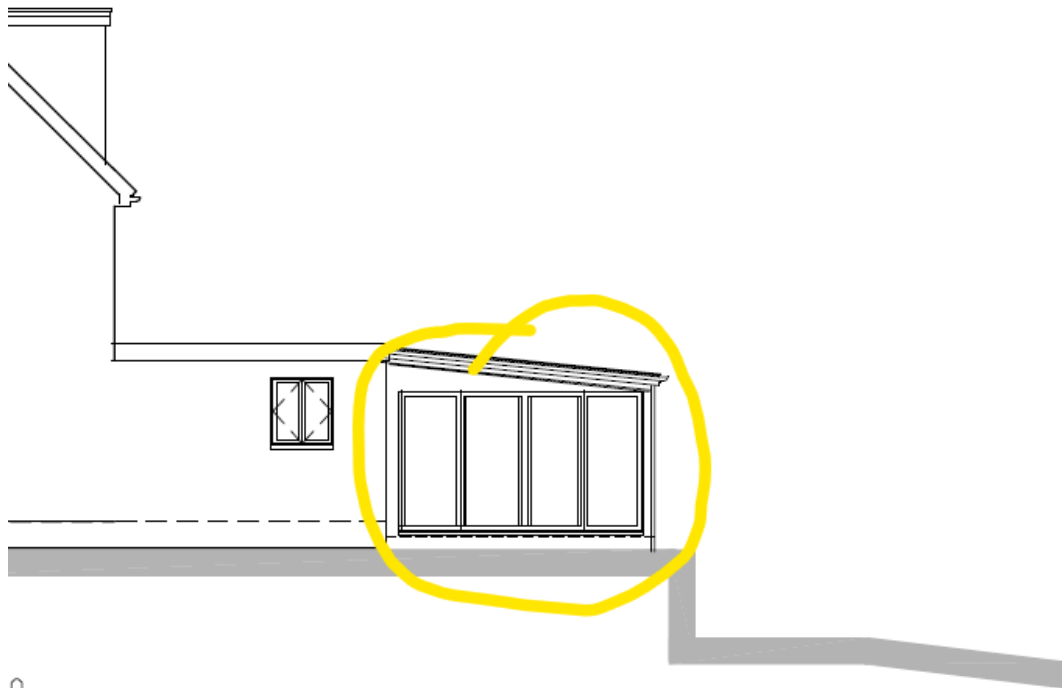




Layout Plan

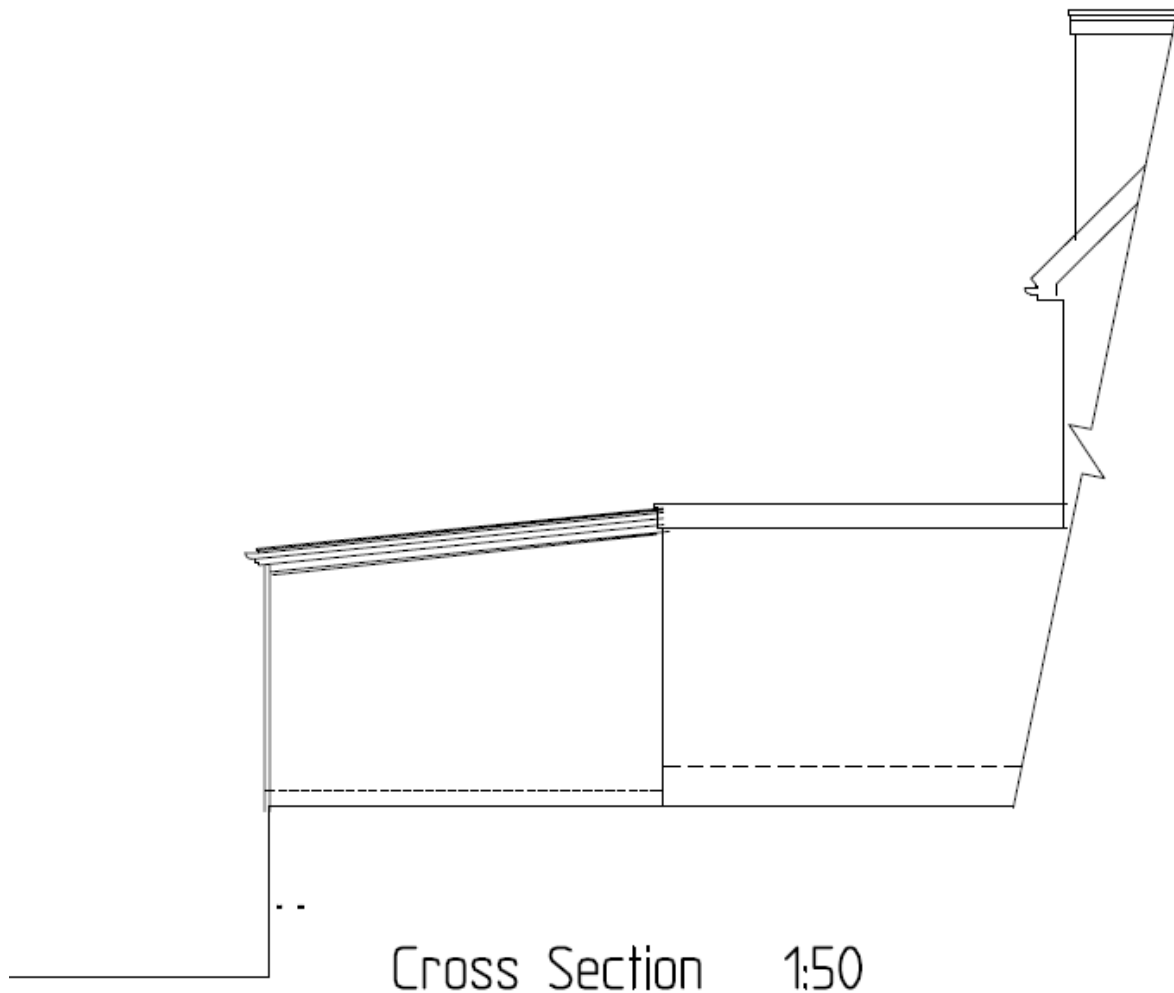


Rear Elevation



0

Side Elevation



3. RELEVANT PLANNING HISTORY

PL/17/0473 – Single storey rear extension – Approved July 2017

PL/16/1625 - Rear extension measuring 6m in depth, with a maximum height of 3.1m, and 2.9m in height to the eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 – Closed/withdrawn Oct 2016

PL/15/0782 – Two storey rear extension – Withdrawn by applicant June 2015

4. CONSULTATIONS

Internal

None

External

The planning notice was attached to the telegraph pole outside the front of the property on 1st July 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 as a result of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

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)

7. APPRAISAL

Character & Appearance

Policy CC7 sets out relevant considerations for design. All development must enhance the character and appearance of Reading in which is located. In particular the character and pattern of neighbouring properties and the street as a whole in terms of scale, height, location, materials and design, and any important existing building line.

It is considered that the unauthorised development has an overly dominant appearance due to the awkward arrangement of extensions and rear garden.

The harmful arrangement is accentuated as the extension effectively sits on a plinth on which the extension appears as an obtrusive addition to the garden. The house has already been extended with a single storey rear extension which is in keeping with those at neighbouring properties. The conservatory is an extension to this extension and appears poorly integrated and visually awkward.

The resulting arrangement is incongruent in appearance and inappropriate siting, fails to respect the character and appearance of the host building and the rear building line, The development intrudes visually into the area to the area of the houses, reducing the spaciousness around the current semi-detached properties.

The unauthorised development is considered visually harmful and fails to 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.

By virtue of the height of the development and its proximity to the shared boundary and the existing 1.8m high timber boundary treatment with no.54 Osborne Road, a large section of the south-westerly conservatory elevation is visible to the adjoining neighbours. Whilst this side elevation is finished with obscured/opaque glazing, the feeling of being overlooked remains. In addition to the harm from the flank elevation, the expanse of glazing to the rear elevation allows views across the garden of no.54 at close quarters and from an elevated position. This actual and perceived overlooking would further harm neighbouring amenity.

8. CONCLUSION

The development has been assessed and is considered unacceptable as it is an obtrusive and visually dominant addition which fails to integrate with or respect the character of the existing building and wider area. The prominent position of the development harms the spaciousness to the rear of the property. The development is harmful to residential amenity in terms of privacy and overbearing effects harmful to amenity to the adjoining neighbours. The proposal is contrary to policies CC7, CC8 and H9 of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Document Design Guide to House Extensions (2021).

9. RECOMMENDATION

REFUSE

1. The development, by reason of its uncharacteristic layout, unsympathetic appearance, elevated position and visually-dominant form, fails to integrate with or respect the character of the existing dwelling and wider area, harmful to existing character. The development is therefore contrary to Policies CC7 & H9 of the Reading Borough Local Plan 2019 and the Council's Supplementary Planning Document Design Guide to House Extensions (2021).
2. The development, by reason of its inappropriate scale, siting, fenestration and elevated position results in harmful overbearing effects and loss of privacy to neighbours which fails to respect the residential amenity of neighbouring properties and the enjoyment of the neighbouring garden. The development is therefore contrary to Policies CC8 and H9 of the Reading Borough Local Plan 2019 and the Council's Supplementary Planning Document Design Guide to House Extensions (2021).