

DELEGATED APPLICATION REPORT

Ward: Katesgrove Ward

App Ref: PL/26/0816 Householder planning permission

Address: 16 ELGAR ROAD, READING, RG2 0BJ

Proposal: Flat-roofed rear dormer extension. (amended)

Applicant: MR DANIEL BRAGHIS

Received date: 22/06/2026

Target Decision date: 18/08/2026 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey, mid-terraced dwelling located within a long terrace on Elgar Road. The rear garden slopes down towards the River Kennet. No. 14 Elgar Road features a small rear dormer. The site is located within an Air Quality Management Area. An Article 4 Direction applies to the property, restricting the permitted change of use from a dwellinghouse within Use Class C3 to a small house in multiple occupation within Use Class C4.

The property is neither a listed building nor located within a Conservation Area. The relevant Article 4 Direction relates specifically to changes of use from Class C3 to Class C4 and does not remove permitted development rights relating to roof extensions. Subject to compliance with the relevant limitations and conditions, permitted development rights for the construction of a rear dormer, therefore, remain intact.



Front and rear views of 18 Elgar Road, taken on 07/24/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for the construction of a flat-roofed rear dormer finished with dark-grey slate tiling. The proposed dormer would measure approximately 3.6m in width, 2.7m in height and 3.4m in depth, and would be set back approximately 0.26m from the eave edge of the main roof. The proposed rear-facing window would have either a uPVC or aluminium frame.



Existing and proposed floor plans and elevations

Plans considered

Drawing No. 2026-022-001 - Location Plan, received 22 June 2026.

Drawing No. 2026-022-002 - Existing and Proposed Block Plans, received 22 June 2026.

Drawing No. 2026-022-100 - Existing Plans and Elevations, received 22 June 2026.

Drawing No. 2026-022-101 C - Proposed Plans and Elevations, received 17 July 2026.

Planning history

None.

3. CONSULTATIONS

A site notice was displayed in front of the application site. The 21-day consultation period was from 08/07/2026 to 29/07/2026. No neighbour letters of representation have been received.



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

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 flat-roofed rear dormer, which would facilitate the creation of an additional bedroom, would be contained within the main roof slope of the dwelling and positioned significantly below the main ridge line. The dormer cheeks and flat-roof covering would be finished in dark grey, resulting in a visually coherent appearance with the existing roof. Given its siting, scale and relationship with the existing roof form, the dormer is considered to represent a proportionate addition that would not dominate the host dwelling.

Furthermore, the dormer would not be visible from Elgar Road, and rear dormers are common within this long terrace. The proposal therefore would not cause material harm to the character and appearance of the host dwelling or the wider street scene. Accordingly, the proposal complies with Policies H9 and CC7 of the Reading Borough Local Plan 2019.

In addition, permitted development rights relating to roof extensions remain intact at the property. The ability to construct the dormer under permitted development rights, therefore, represents a realistic fallback position.

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.

Given its nature and siting, the proposed rear dormer would not result in any unacceptable loss of light, overlooking or overbearing effects upon neighbouring occupiers. The proposal, therefore, complies with Policies H9 and CC8 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)