

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/26/0780 Householder planning permission

Address: 12 GRAFTON ROAD, TILEHURST, READING, RG30 4QJ

Proposal: Two-storey side and rear wrap-around extension and front porch extension

Applicant: Mr Viron Thomas

Received date: 12/06/2026

Target Decision date: 21/08/2026 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey end-terrace dwelling located within a short terrace of four properties. The site benefits from a small front garden and a driveway, which are enclosed by an existing hedge and a low-level metal gate. The rear garden contains one tree. It is positioned at an angle in relation to No. 10 Grafton Road.

Whilst no Tree Preservation Orders (TPOs) affect the application site itself, Tree Preservation Order No. 30/06 applies to the adjoining property at No. 6 Maiwand Gardens, including a protected Silver Birch tree.

The property is neither a listed building nor located within a Conservation Area, and no Article 4 Direction applies. Accordingly, the site's permitted development rights remain intact.



Image captured from Google Street View (09/2024), & site visit undertaken by the case officer on 10/07/2026;

Extract of Drawing No. 26071.PP-10, Proposed Block Plan, received on 31/07/2026.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a front porch and a two-storey wrap-around side and rear extension.

The proposed front porch would measure approximately 2.6m in width and 1.4m in depth and would be positioned on the western side of the principal elevation of the host dwelling. It would feature a mono-pitched roof with an eaves height of approximately 2.4m and an overall height of approximately 3.2m. The

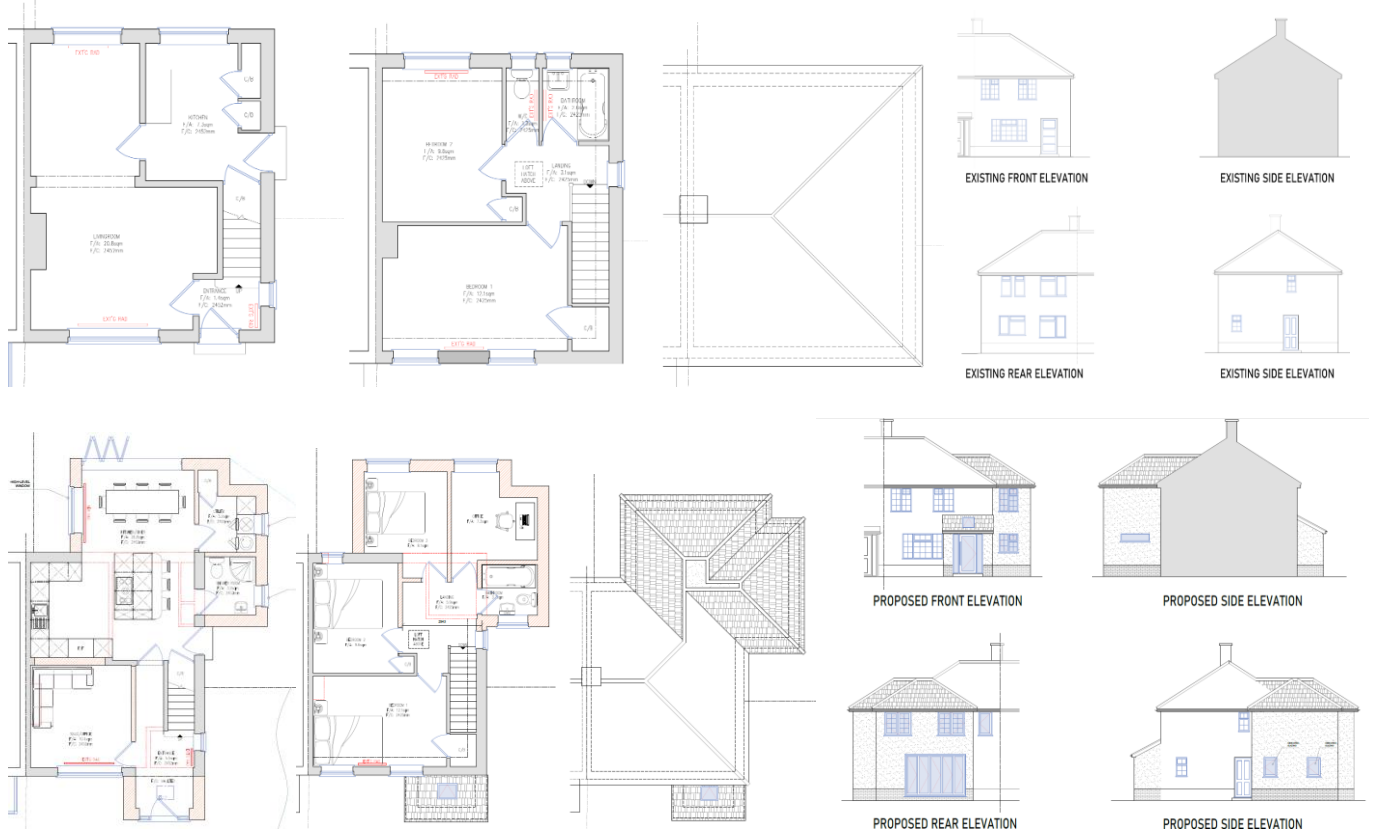
roof would slightly overhang the existing side elevation of the dwelling. The porch would incorporate one rooflight and a front entrance door with glazed side panels.

The proposed wrap-around extension would project approximately 2m from the existing side elevation and 3m from the existing rear elevation. The south-western corner of the extension would be chamfered, measuring approximately 0.84m by 1.2m. The rear element of the extension would be set approximately 1.1m from the shared boundary.

The extension would feature a pitched roof, with an eaves height matching that of the host dwelling and a ridge height lower than the existing ridgeline. It would contain two windows within the front elevation, three windows within the side elevation, and two windows within the rear elevation, together with a full-height sliding door serving the dining room. In addition, one new first-floor window would be installed within the rear elevation of the existing dwelling.

According to the agent's email dated 21 July 2026, all external materials are proposed to match those of the existing dwelling.

The proposal would retain two off-street parking spaces within the existing driveway. To facilitate the development, part of the existing boundary hedge adjoining No. 10 Grafton Road would be removed.



Existing and proposed floor plans and elevations

Plans/documents submitted

- ~~Drawing No. 26071.PP 01 Existing ground floor plan, dated December 2025;~~
- ~~Drawing No. 26071.PP 02 Existing first floor plan, dated December 2025;~~
- ~~Drawing No. 26071.PP 03 Existing roof plan, dated January 2026;~~
- ~~Drawing No. 26071.PP 04 Existing elevations, dated January 2026;~~
- ~~Drawing No. 26071.PP 05 Proposed ground floor plan, dated May 2026;~~

- ~~Drawing No. 26071.PP – 06 – Proposed first floor plan, dated May 2026;~~
- ~~Drawing No. 26071.PP – 07 – Proposed roof plan, dated May 2026;~~
- ~~Drawing No. 26071.PP – 08 – Proposed elevations, dated June 2026;~~
- ~~Drawing No. 26071.PP – 09 – Location Plan, dated June 2026;~~
- ~~Drawing No. 26071.PP – 10 – Proposed block plan, dated June 2026;~~
- Preliminary Roost Assessment, dated 20 January 2026;
- Bat Emergence and Re-Entry Survey, dated 1 June 2026;
Received 12 June 2026.

As the original submission was unacceptable, amended plans were received as follows:

- Drawing No. 26071.PP – 01 - Existing ground floor plan, dated December 2025;
 - Drawing No. 26071.PP – 02 - Existing first floor plan, dated December 2025;
 - Drawing No. 26071.PP – 03 - Existing roof plan, dated January 2026;
 - Drawing No. 26071.PP – 04 - Existing elevations, dated January 2026;
 - Drawing No. 26071.PP – 05 - Proposed ground floor plan, dated May 2026;
 - Drawing No. 26071.PP – 06 - Proposed first floor plan, dated May 2026;
 - Drawing No. 26071.PP – 07 - Proposed roof plan, dated May 2026;
 - Drawing No. 26071.PP – 08 - Proposed elevations, dated June 2026;
 - Drawing No. 26071.PP – 09 - Location Plan, dated June 2026;
 - Drawing No. 26071.PP – 10 - Proposed block plan, dated June 2026;
 - Drawing No. 26071.PP – 11 - Parking provision plan, dated July 2026;
 - Tree Report – Arboricultural Impact Assessment, dated 30 July 2026;
- All were received on 31 July 2026.

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

- RBC Ecology Consultations – No objection.

The bat survey reports (Arbtech January 2026 and Arbtech June 2026) have been undertaken to an appropriate standard and include results from a bat roost inspection and two subsequent emergence surveys. 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.

- RBC Transport Development Control – No objection.

Plans have not been submitted illustrating 2 on-site parking spaces.

Following the submission of Drawing No. 26071.PP-11 (Parking Provision Plan), the Transport Officer was re-consulted and confirmed the following:

The proposed parking layout is acceptable. No changes to the existing vehicle access are proposed.

- RBC Natural Environment – No objection, subject to conditions.

- A site notice was displayed in front of the application site. The 21-day consultation period was from 10/07/2026 to 31/07/2026. Letters of representation objecting to the application have been received.



Site Notice

The comments are summarised as follows:

In relation to the original proposal, objections were raised regarding the scale and massing of the proposed front porch and two-storey wrap-around extension. Concern was expressed that the development could result in a loss of light and increased overshadowing to neighbouring properties. Objections were also raised in respect of the proposed bi-fold doors, which were considered likely to increase noise disturbance and cooking odours. In addition, concerns were expressed regarding the potential impact of the development on wildlife.

One objector also queried why they had not been notified of the application by letter and requested clarification on the distance between the proposal and their property upon completion of the application.

Following the submission of the revised plans, further letters of representation objecting to the proposal were received. The comments are summarised as follows:

The objector is concerned that the removal of the boundary hedge would reduce privacy and expose views of the proposed extension from their kitchen, conservatory and garden. They also indicate that they own a partial hedge. They consider that the proposed wrap-around extension would remain overbearing and would result in a loss of light to the rear kitchen window and conservatory. Concerns have also been raised regarding potential overlooking, together with increased noise and cooking odours arising from the proposed ground-floor side windows.

Case Officer's note: With regard to the notification of the application, a site notice was displayed adjacent to the application site, and the objector confirmed that they had seen the notice. The case officer explained that statutorily either a site notice is displayed or a letter sent.

In respect of the ownership of the boundary hedge, this is a private civil matter and is not a material planning consideration. The objector was advised that independent advice should be sought.

Matters relating to the boundary hedge, insofar as they are relevant to planning considerations, are assessed within the Appraisal section within this report.

With regard to the distance between the proposed development and the neighbouring property, this information can be derived from the submitted plans. Nevertheless, the case officer also provided the requested measurements directly to the objector in response to their enquiry.

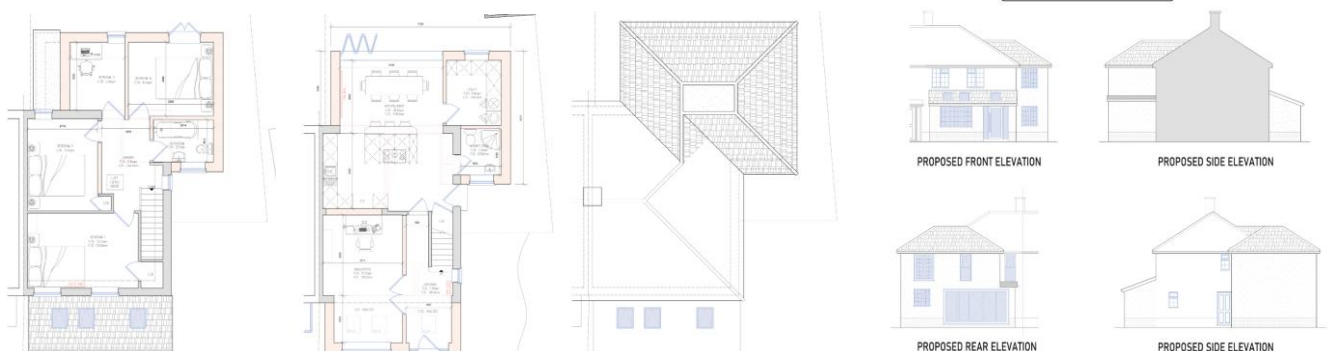
- Communication with the agent:

The original proposed front porch was not considered acceptable due to its excessive size, height and depth relative to both the host dwelling and neighbouring properties. It would have projected significantly beyond the frontage, resulting in an incongruous and visually intrusive addition that would be harmful to the character and appearance of the street scene. Therefore, it was considered contrary to Policies CC7 and H9 of Reading Borough Local Plan 2019.

The scale and massing of the original proposed wrap-around side and rear extension was considered disproportionate to the host dwelling, resulting in an unbalanced rear elevation failing to respect the character of the existing property. No proposed material details were provided. It was considered that the proposed extension would significantly reduce light reaching the kitchen of No. 10 Grafton Road at ground-floor level, resulting in unacceptable harm to the living conditions of neighbouring occupiers. Contrary to Policies H10 and CC8 of the Reading Borough Local Plan 2019.

During the site visit on 10 July 2026, the applicant indicated that the existing side hedge with No.10 Grafton Road would be removed. Details of a replacement boundary treatment were, therefore, requested.

The original submission also had the potential to affect parking provision and nearby protected trees. In the absence of sufficient supporting information, it was not possible to conclude that the development would be acceptable in transport or arboricultural terms. The proposal, therefore, failed to demonstrate compliance with Policies TR5, EN12 and EN14 of the Reading Borough Local Plan 2019.



Original submitted proposed floor plans and elevations, received 12th June 2026

In response to the concerns raised, the agent submitted revised plans and an accompanying Tree Survey on 31 July 2026. The acceptability of the revised proposal is considered in the Appraisal section below.

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.

5. 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

EN12: Biodiversity and The Green Network

EN14: Trees, Hedges and Woodland

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

TR5: Car And Cycle Parking and Electric Vehicle Charging

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’.

6. APPRAISAL

Character and Appearance

Policy CC7 requests that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy H9 states that an extension

to a house will be acceptable where it respects the character and appearance of the house in terms of scale, location, materials and design; and does not present an overbearing impact on neighbours.

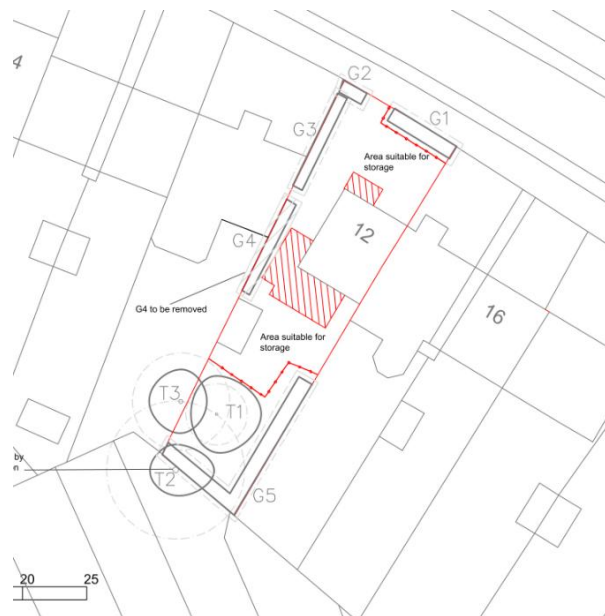
The amended proposed front porch would be modest in scale and would be positioned on the western side of the principal elevation. Similar front porches are present within the surrounding area and, as such, the proposed porch is considered proportionate to the host dwelling and would not result in harm to the character and appearance of the street scene or wider area.

With regard to the proposed wrap-around two-storey side and rear extension, it would be set down from the existing ridgeline of the dwelling and set back from the frontage. Therefore, it is not considered to raise harmful impacts to the street scene. It is acknowledged that the extension has been designed to avoid breaching the 45-degree guideline when measured from the nearest habitable room windows at No. 10 Grafton Road, with the intention of mitigating impacts on neighbouring residential amenity.

Notwithstanding this, the overall design of the extension is not considered acceptable. In particular, the chamfered corner and resulting roof form create a disjointed and incongruous appearance that fails to relate well to the character and form of the existing dwelling. The Design Guide to House Extensions SPD (2021) advises that *rear extension proposals would likely not be supported if designs do not complement the existing dwelling* and that roof design is one of the components in achieving a coherent and sympathetic form of development.

Furthermore, the application property and No. 10 Grafton Road are positioned at an angle to one another. The proposed side element would be set further back from the front, sitting close to the rear garden of No. 10. As a result, the proposed two-storey side extension would be highly visible from the rear garden of No. 10, with a separation distance of approximately 1 metre at its closest point. Whilst the chamfered corner seeks to reduce the extent of the built form, the overall scale and awkward design would result in an unduly prominent feature when viewed from No. 10. The development would therefore appear visually intrusive and overbearing, to the detriment of the occupiers of that property.

The submitted Tree Protection Plan also confirms that the existing G4 hedge along the shared boundary between Nos. 10 and 12 Grafton Road would be removed. The hedge currently provides a degree of screening and softens the visual relationship between the two properties. Its removal would increase the perceived scale and prominence of the proposed extension when viewed from No. 10, further exacerbating its overbearing appearance and the resulting harm to visual amenity.



Extract of Tree Protection Plan indicating the removal of G4

In addition, the proposed full-height sliding door would appear poorly integrated within the overall design of the host dwelling. Whilst this issue alone would not justify refusal of the application, it contributes to the overall concern that the proposal represents an unsympathetic form of development.

For the reasons set out above, the proposed two-storey wrap-around side and rear extension overall is considered to result in unacceptable harm to the character and appearance of the host dwelling and to the visual amenity of No. 10 Grafton Road. The proposal is therefore contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019 and the guidance contained within the Design Guide to House Extensions SPD 2021.

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. H10 requires that the proposal site should remain sufficient private outdoor space for family activities.

The proposed front porch is considered acceptable, as it would not give rise to any adverse impacts on the amenities of the adjoining occupiers in terms of privacy, overbearing or loss of light. This is due to its modest scale and its separation from neighbouring properties.

With regard to No. 14 Grafton Road, located to the east of the application site, the proposed two-storey rear extension would be set approximately 1m from the shared boundary and would project approximately 3m from the rear elevation. Furthermore, the extension would extend only around 1.4m beyond the existing single-storey rear extension at No. 14. Therefore, no unacceptable impacts in terms of loss of light or overbearing effect have been identified.

One east-facing ground-floor window is proposed within the side elevation facing No. 14 Grafton Road. However, given its ground-floor position and high-level design, the potential for overlooking is considered limited and would not result in unacceptable harm to neighbouring privacy.

With regard to No. 10 Grafton Road, located to the west of the application site, the proposed two-storey extension would not project beyond the 45-degree line taken from the centre point of the nearest habitable room window at No. 10 Grafton Road. Therefore, no significant loss of light has been identified.

Notwithstanding this, the side elevation of the proposed two-storey wrap-around extension would primarily face towards the rear garden of No. 10. When considered alongside the angled relationship between the two properties and the proposed removal of the existing G4 boundary hedge, the development is considered to result in an unduly overbearing impact on the occupiers of No. 10 Grafton Road.

In addition, two ground-floor side windows are proposed facing towards No. 10 Grafton Road. Whilst these windows are shown as obscure-glazed, insufficient information has been provided regarding the boundary treatment and the extent to which overlooking and the perception of overlooking would be mitigated. Although this matter could potentially be addressed through revised details or planning conditions were the application otherwise considered acceptable, this is not the case in the current instance.

Accordingly, the proposal is considered to result in an unacceptable overbearing impact on the occupiers of No. 10 Grafton Road and fails to demonstrate that neighbouring privacy would be adequately protected, contrary to Policies CC8 and H9 of Reading Borough Local Plan 2019.

Trees

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. Policy EN14 requires that

individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.

The rear garden of the application site is predominantly soft landscaped, whilst the frontage comprises a mix of hard and soft landscaping, including boundary hedges. Tree Preservation Order No. 30/06 applies to the neighbouring property at No. 6 Maiwand Gardens and includes a protected Silver Birch tree.

The protected Silver Birch (identified as T2 within the submitted Tree Survey) would not be directly affected by the proposed development and can be retained without undue harm. Other trees within the rear garden would also be retained.

Section 6.7 of the submitted Tree Report, dated 30 July 2026, confirms that the G4 boundary hedge would require removal. In addition, given that the proposed ground-floor rear extension would be used as a kitchen/dining and would include a door providing direct access to the rear garden, it is likely that additional hard surfacing, such as a patio area, could be introduced in the future, further reducing the extent of soft landscaping within the site.

Whilst no replacement planting or other mitigation measures have been proposed to compensate for the loss of the G4 hedge, the front garden would retain three existing hedges and the majority of the soft landscaping within the rear garden could potentially remain. On balance, it is not considered that the loss of soft landscaping, in isolation, would result in sufficient harm to warrant refusal of the application on landscaping grounds.

Other matters: Ecology and transport

The plans demonstrate the provision of two off-street parking spaces within the existing driveway and are, therefore, considered to comply with Policy TR5 of the Reading Borough Local Plan 2019. The Council's Highway Officer has reviewed the revised proposals and confirmed that no objection is raised on parking or highway grounds.

In respect of ecology, a Preliminary Roost Assessment and Emergence Survey have been submitted in support of the application. The Council's Ecology Officer has reviewed the submitted information and confirmed that the building is unlikely to support roosting bats. Accordingly, the proposed development is not considered likely to adversely affect bats or other protected species, and no objection is raised on ecological grounds.

7. CONCLUSION

In summary, whilst the proposed front porch is considered acceptable and would not result in harm to the character and appearance of the host dwelling, the street scene, or neighbouring residential amenity, the proposed two-storey wrap-around side and rear extension is not considered acceptable.

The chamfered corner, awkward roof form and poorly integrated sliding door would result in an incongruous form of development that fails to complement the character and appearance of the existing dwelling. Furthermore, owing to the angled relationship between the application site and No. 10 Grafton Road, the limited separation distance between the properties, and the proposed removal of the G4 boundary hedge, the extension would appear unduly prominent and overbearing when viewed from No. 10, resulting in unacceptable harm to the visual amenity and living conditions of its occupiers.

Whilst the proposed obscure-glazed side windows may be capable of being addressed through further details or condition, insufficient information has been provided in this regard.

Overall, the proposal is considered to result in unacceptable harm to the character and appearance of the host dwelling and to the residential amenity of the occupiers of No. 10 Grafton Road. Accordingly, the

development is contrary to Policies CC7, CC8 and H9 of the Reading Borough Local Plan 2019 and the guidance contained within the Design Guide to House Extensions SPD 2021.

8. RECOMMENDATION

REFUSED

1. The chamfered corner and resulting roof form of the proposed two-storey side and rear extension create a disjointed and incongruous appearance that fails to relate well to, or complement, the character and appearance of the existing dwelling. The proposed full-height sliding door also appears poorly integrated within the overall design and further contributes to the unsympathetic appearance of the development. The proposal is, therefore, contrary to the Policies CC7 and H9 of the Reading Borough Local Plan 2019.
2. The proposed two-storey side element would set further back from the frontage, sitting close to the rear garden of No. 10 Grafton Road. Additionally, the application site and No. 10 Grafton Road are positioned at an angle to one another, such that the side elevation of the proposed two-storey extension would be highly visible from the neighbouring rear garden. Given the limited separation distance between the properties, the scale and massing of the extension, and the awkward roof form, the development would appear unduly prominent, intrusive and overbearing when viewed from No. 10 Grafton Road. The proposed removal of the existing G4 boundary hedge, which currently provides a degree of screening and softens the visual relationship between the two properties, would further increase the perceived scale and prominence of the development. As a result, the proposal would cause unacceptable harm to the visual amenity and living conditions of the occupiers of No. 10 Grafton Road. The proposal is, therefore, contrary to the Policies CC7, CC8 and H9 of the Reading Borough Local Plan 2019.
3. Two obscure-glazed ground-floor side windows are proposed facing towards No. 10 Grafton Road. Whilst the windows would be obscure-glazed, insufficient information has been provided regarding the boundary treatment and the extent to which the perception of overlooking would be mitigated. The proposal, therefore, fails to demonstrate it would comply with Policy CC8 of the Reading Borough Local Plan 2019.