

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/26/0255 Householder planning permission

Address: 24 NEW LANE HILL, TILEHURST, READING, RG30 4JP

Proposal: Proposed raising of the roof and loft conversion to habitable accommodation.

Applicant: Mr Marcel Rottmann

Received date: 24/02/2026

Target Decision date: 08/09/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a detached two-storey dwelling situated on the northern side of New Lane Hill and located at the end of a small group of four identical properties. No. 26 New Lane Hill, a detached bungalow, lies immediately to the west of the site. The surrounding area is predominantly residential in character, comprising a mix of semi-detached and detached dwellings of varying designs and appearances. The property is not a listed building, and the site does not fall within a conservation area. Horncastle Conservation Area is located opposite the site, on the far side of Hogarth Avenue, and contains eight listed buildings.



Front view of this group of 4 properties, taken by the case officer on 17/08/2026 (no.24 is to the far left)

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the raising of the existing roof by approximately 1m to facilitate the conversion of the loft space into one additional bedroom. Two rear-facing rooflights would be installed to serve the proposed bedroom and provide natural daylight. The submitted Schedule of Materials confirms that the proposed bricks, roof tiles and windows would match the existing dwelling in terms of appearance and finish.

Plans/information considered

- Location Plan
- Drawing No. 01 – Existing Ground Floor Plan
- Drawing No. 02 – Existing First Floor Plan
- Drawing No. 03 – Existing Roof Plan

- Drawing No. 04 – Existing Elevations
 - Drawing No. 05 – Existing Block Plan
 - Drawing No. 06 – Proposed Ground Floor Plan
 - Drawing No. 07 – Proposed First Floor Plan
 - Drawing No. 08 – Proposed Loft Plan
 - Drawing No. 09 – Proposed Roof Plan
 - Drawing No. 10 – Proposed Loft Elevations
 - Drawing No. 11 – Proposed Block Plan
- Received on 24th February 2026.

- Bat Survey, Preliminary Ecological Appraisal (DBW), Ref: SPH/NP/PEA-26/30.06, prepared by Urban Tree Experts, dated 13th July 2026, received on 14th July 2026.
- Supporting documents with schedules of materials, prepared by 1 Right Plan, received on 26th August 2026,



Existing and proposed floor plans and elevations

Planning Histories

- PL/25/0084 - Raise height of the existing roofline by 0.5 metres. Convert front dormer to a Velux roof light. The application was withdrawn on 11 April 2025 because the submitted plans and supporting documents were of insufficient quality to enable a full and accurate assessment of the proposal.
- PL/26/0256 - Proposed single-storey rear extension. Approved 17/04/2026.

3. CONSULTATIONS

- Ecology Consultations – No objection.

The application site comprises a detached building in a residential area of Reading. It is proposed to raise the existing roof and convert the loft to create additional habitable accommodation.

The bat survey report (Urban Tree Experts, July 2026, ref: SPH/NP/PEA-26/30.06) concludes that the building is unlikely to host roosting bats or birds. 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 17/08/2026 to 07/09/2026. No 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' (Policy S3). The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework (NPPF) 2026

- Chapter 14: Achieving Well-Designed Places
 - Policy DP3 – Key Principles for Well-Designed Places

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 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 pattern of neighbouring properties and the appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.

It is acknowledged that the proposed increase in roof height would raise the overall height of the dwelling by approximately 1m compared with the existing property. This increase would alter the ridgeline, the pitch of the catslide roof and rear roof slopes, and the proportions and angle of the existing front dormer. Consequently, the proposal would change the appearance of the dwelling and, to some extent, differ from the established pattern of development within this group of properties.

However, the proposal seeks to retain the principal architectural features of the existing dwelling, including the partial catslide front roof, the front dormer, the existing fenestration arrangement, the proportionate front porch, and the use of matching bricks and roof tiles. These elements would help to minimise any adverse impact on the established character and appearance of the group.

Furthermore, the application property occupies an end position within the group. No. 26 New Lane Hill, a detached bungalow of a different character and form, is situated immediately to the west. The surrounding properties in the wider area also display a varied range of architectural styles and appearances. As such,

the proposed changes to the dwelling would not appear unduly prominent or visually incongruous within either the immediate street scene or the wider area.

Taking all of the above into account, whilst the increase in roof height would introduce a degree of change to the character of this group of four properties, the proposal would retain the key design characteristics of the existing dwelling and would be viewed in the context of a varied surrounding landscape. Accordingly, the resulting impact on the character and appearance of the area is not considered to be sufficiently harmful to justify a refusal of planning permission.

Other matters: residential amenity and Ecology

The proposal relates solely to alterations within the roof space and the raising of the roof to facilitate accommodation at roof level. Given the scale and nature of the works, and having regard to the separation distances to neighbouring properties, it is not considered that the proposal would result in any unacceptable harm to neighbouring occupiers in terms of loss of privacy, overlooking, loss of light or overbearing impact. Accordingly, no residential amenity concerns are raised.

The Council's Ecological Consultant has reviewed the submitted information and confirmed that the proposed development would not give rise to an unacceptable risk of harm to protected species. Therefore, no ecological objections are raised to the proposal.

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

APPROVED

Recommended Conditions:

Time limit
Approved plans
Materials (to match)