

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/26/0654 Householder planning permission

Address: 62B COCKNEY HILL, TILEHURST, READING, RG30 4EU

Proposal: Raising of roof incorporating part loft conversion, vaulted ceiling and extensions

Applicant: P Ruddlesden

Received date: 18/05/2026

Target Decision date: 16/9/26 (EOT agreed) originally 20/08/2026

Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site comprises a detached L shaped bungalow located to the north of Cockney Hill. The property is accessed via a road from Cockney Hill, which serves two residential properties, both of which are bungalows.

The bungalow is positioned centrally within its plot and is surrounded by residential garden land. The site contains several mature trees across the plot, contributing to the verdant character of the area. The surrounding area is characterised by spacious residential plots with significant soft landscaping and vegetation.

The site exhibits variations in topography, with land levels rising from south to north across the plot. These changes in ground levels are evident within the site and are a relevant consideration in assessing the visual and neighbouring amenity impacts of development.



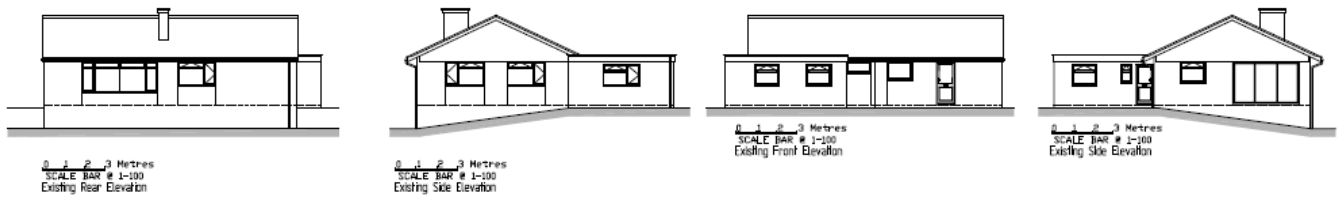
2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for extensions and alterations to the existing bungalow. The proposed development would include the enlargement of the dwelling through both ground floor and roof level additions.

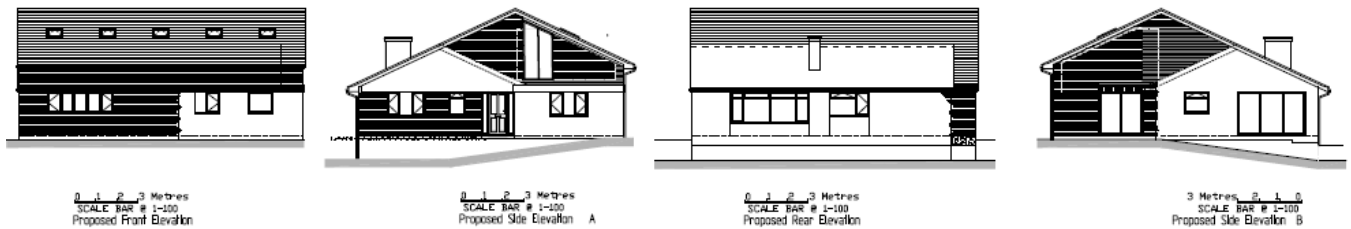
At first floor level, the proposal includes an upward extension with a vaulted roof design to facilitate the creation of a bedroom within the roof space. The development would transform the existing single-storey bungalow into a one-and-a-half storey dwelling with additional living accommodation at first floor level.

At ground floor level, extensions are proposed which would infill the existing recessed section of the dwelling, resulting in the building taking on a more regular, square-shaped footprint rather than its current L-shaped form. Following the proposed extensions, the dwelling would measure approximately 13.4 metres in width by 12.5 metres in depth.

The proposal also includes associated alterations to the elevations, roof form and fenestration necessary to accommodate the extended dwelling.



Existing Elevations



Proposed Elevations

Plans and documents

Tree protection Plan 04 Rev A received 18/8/26

Proposed plans and elevations 03 Rev H received 8/9/26

Existing plans and elevations 01 received 18/5/26

Arboricultural Method Statement Methodology received 30 Jun 2026

62B Cockney Hill PRA Report received 30 Jun 2026 prepared by Urban Tree Experts

Planning History

No relevant planning history

3. CONSULTATIONS

Natural Environment

I can confirm this I am happy with the Tree Protection Plan. Please include L7A as a Condition, as follows:

Protective measures, including fencing, shall be carried out in accordance with the Tree Protection Plan, June 2026, Drawing No. 04, Rev A, prepared by Greg Farrell. Any deviation from the works prescribed or methods agreed in the plan will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Ecology

The application site comprises a detached dwelling in a residential area of Tilehurst, Reading. The proposals include the raising of the roof to accommodate a loft conversion and extensions to the building.

The bat survey report (Urban Tree Experts, June 2026, SPH/NP/PEA-26/16.06) 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.

Public Consultation

Public Consultation site notices were displayed in and around the application site as well and letters sent to 9 properties. No neighbour letters of representations were received.

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
National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm
CC8: Safeguarding Amenity
H9: House Extensions and Ancillary Accommodation
EN14: Trees, Hedges and Woodland
TR5: Car and Cycle Parking and Electric Vehicle Charging
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'.

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. 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; respects the character and pattern of neighbouring properties and 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.

The surrounding area is characterised by a varied mix of dwelling types and scales, with both single and two-storey properties present. In this context, the upward extension proposed to the bungalow would not appear incongruous within the wider area. Furthermore, due to the dwelling's position set back from Cockney Hill and its access being gained via a private track, together with the changes in land levels across the site, the development would be largely screened from wider public views. The proposed dwelling would also remain lower in overall height than the dwelling located immediately to the north.

Whilst the extensions represent a substantial addition to the existing bungalow, the plot is of sufficient size to accommodate the proposed development, and the scale of the additions is considered proportionate to both the host dwelling and its setting. The proposed roof form incorporates a pitched roofs and existing gable features would be retained. Combined with the use of matching external materials this would ensure that the development remains visually linked to the original dwelling, safeguarding its established character and appearance.

The proposed ground floor extensions are largely contained within the existing built form and proposed roof envelope, with the highest point of the roof measuring approximately 6 metres. The development maintains appropriate separation from site boundaries and substantial areas of private garden would remain surrounding the dwelling. As such, the proposal would not result in an overdevelopment of the site nor appear cramped within its plot.

Taking these matters into account, the proposed extensions are considered to respect the character and appearance of the host dwelling and surrounding area and would therefore comply with Policy 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.

The neighbouring property most affected by the proposal is No. 62A, located to the west of the application site. This property is also a bungalow. The proposed extension would not extend any closer to 62A than the existing built form, with the existing dwelling stepped in from the shared boundary. While the proposed would result in an extension to the roof given the dwelling is stepped in from the shared boundary it is not considered to result in any material overbearing effects.

In terms of privacy, a first floor side window was originally proposed on the flank elevation facing No.62A. Albeit this was proposed to serve the vaulted ground floor area, it was omitted from the plans following officer concerns raised in respect of perception of overlooking to the rear garden area of No.62A. This was due to the full height size of the window and close proximity to the shared boundary. The amended plans show no first-floor side-facing window on this elevation. It remains the case that any first floor window on this elevation – even if serving the vaulted ground floor – would result in a perception of overlooking, as neighbours would not necessarily know the internal layout or environment of the host property. Given there would also be no control over a first floor being installed, and due to the level of harm a first floor window on this elevation facing No.62A would cause, it is considered reasonable to condition no new openings on this elevation so that it remains under planning control to safeguard the neighbouring amenity.

The proposed ground-floor windows are broadly comparable to the existing arrangement, with any potential for intervisibility mitigated by existing boundary screening. The proposed roof slope windows due to their angle and position, would not result in overlooking.

There is considered meaningful separation distance to other neighbouring properties to ensure their amenities are safeguarded in terms of overbearing effects and privacy.

With the proposed condition, no material harm to neighbouring amenity would arise.

Trees

Policy EN14, seeks to protect trees, groups of trees, hedges and woodland from damage or removal, extend the borough vegetation cover and that development should make provision for tree planting.

The application has been supported by a tree protection plan which has demonstrated the existing trees will be protected. The Council's Natural Environment officer has raised no objection subject to these tree protection measures being secured via a condition. As such, no objection to the proposals on natural environment grounds.

Ecology

Policy EN12 of the Reading Borough Local Plan is the Council's principal biodiversity policy. It requires development to protect and enhance biodiversity, ecological networks and green infrastructure and seeks to avoid harm to biodiversity assets wherever possible

The application has been supported by a bat survey report (Urban Tree Experts, June 2026, SPH/NP/PEA-26/16.06) which concludes that the building is unlikely to host roosting bats or birds. The Council's Ecologist agrees with the conclusions and raised no objection. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

6. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to conditions.