

DELEGATED APPLICATION REPORT

Ward: Battle Ward

App Ref: PL/26/0552 Householder planning permission

Address: 101 BELMONT ROAD, READING, RG30 2UY

Proposal: Erection of a single-storey rear extension, first-floor extension, and loft conversion incorporating a rear dormer.

Applicant: Supinderjeet Brar

Received date: 24/04/2026

Target Decision date: 27/08/2026

Agreed Extension of Time until: 18/09/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a two storey, bay fronted end terrace property, constructed from red and cream patterned brickwork with slate covered pitched roofs. The property has a small private frontage and a small east facing rear garden made up of lawn, paving and raised bed. The property is not listed nor within a conservation area.

Site visit date: 23rd July 2026

Looking towards front elevation of the application site with neighbouring gardens to the left.



Looking towards the rear elevation of application site. Adjoining neighbours to the left. Alley and gardens to right.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of the erection of a single-storey ground floor rear infill, first-floor extension, and loft conversion incorporating a rear dormer.

The ground floor single storey infill extension will extend from the rear of the existing dining room wall, extend along the northern boundary and extend out to inline with the rear wall of the ground floor bathroom-effectively squaring off the property at ground floor level.

The first-floor extension will extend from the original rear elevation of the existing bedroom no.2 to the rear elevation of bedroom no.3. The infill extension at ground and first floor will cover an area of just over 4.5 meters square.

The roof of the first-floor extension will adjoin the existing roof. One new window will be placed in the rear (easterly facing) elevation and materials will match the host property including the patterned brickwork features repeated along the north and east facing elevations.

The proposal includes a loft conversion with rear facing dormer. The dormer will feature an easterly facing window, the dormer walls will be finished in metal cladding, and a new skylight will be placed in the forward-facing roof slope.

The ground floor extensions will create a large open plan kitchen, dining and living area. Patio doors will lead from the living area into the rear garden. A new rooflight will be placed in the single storey element allowing light into the living area. The ground floor will be reconfigured to create a large hallway with cloakroom and wardrobe. The first floor will create two good sized bedrooms with a family bathroom, whilst the loft conversion will create a third bedroom with ensuite.

The proposed changes to the property will create a modern and comfortable family home.

Plans and documents considered:

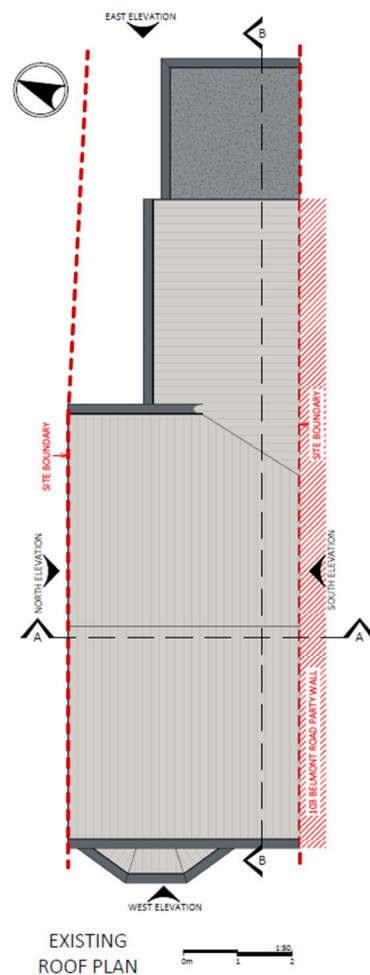
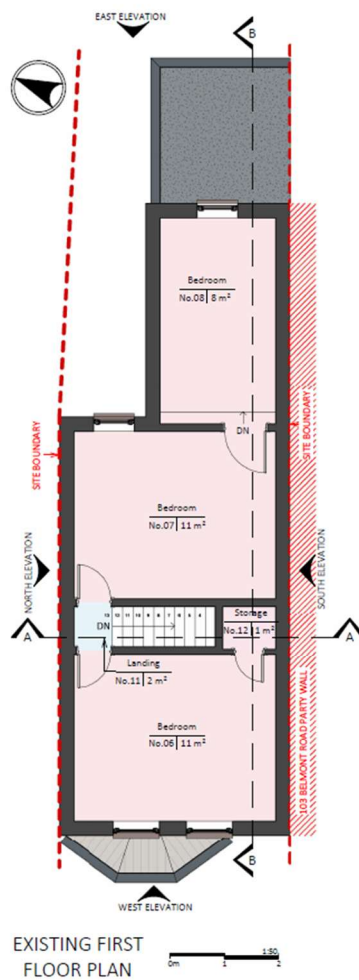
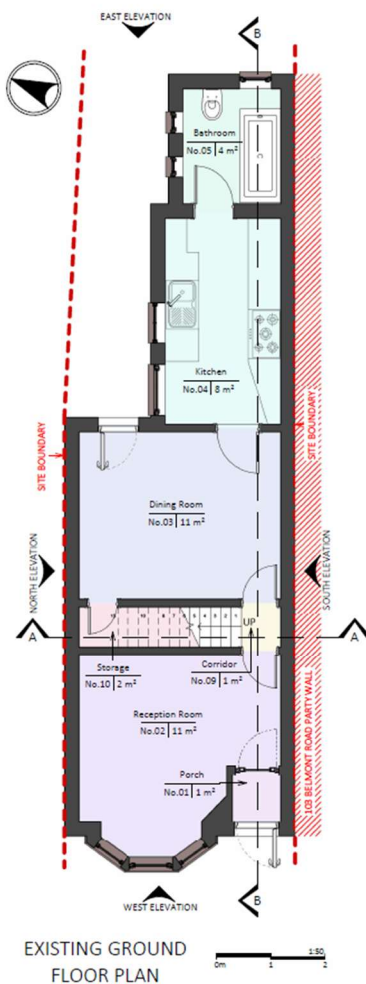
Drawing no: ED-01 Revision A1 – Existing Block Plan, dated Mar 26
Drawing no: ED-02 Revision A1 – Existing Floor Plans, dated Mar 26
Drawing no: ED-03 Revision A1 – Existing Elevations, dated Mar 26
Drawing no: ED-04 Revision A1 – Existing Section A-A, dated Mar 26
Drawing no: ED-05 Revision A1 – Existing Section B-B, dated Mar 26
Drawing no: PD-01 Revision A1 – Proposed Block Plan, dated Mar 26
Drawing no: PD-02 Revision A1 – Proposed Floor and Roof Plans, dated Mar 26
Drawing no: PD-04 Revision A1 – Proposed Section A-A, dated Mar 26
Drawing no: PD-05 Revision A1 – Proposed Section B-B, dated Mar 26
Drawing no: PD-06 Revision A1 – Dormer Calculations, dated Mar 26
Drawing no: PP-14795322v1 – Location Plan, dated Apr 26
CIL form
Received by the LPA on 24th April 2026

Drawing no: PD-03 Revision A2 – Proposed Elevations, dated Apr 26
Received by the LPA on 27th April 2026

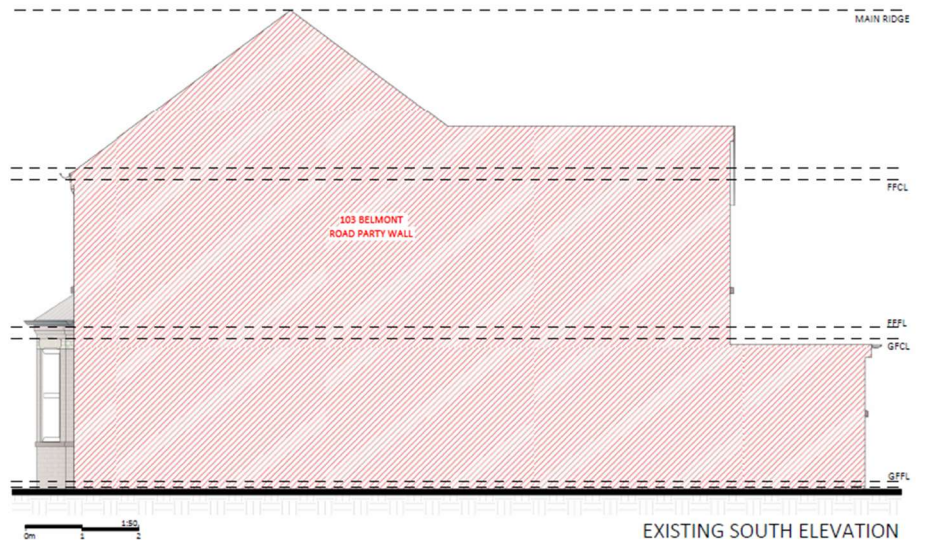
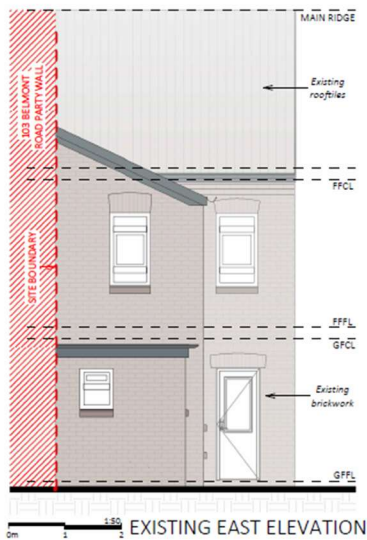
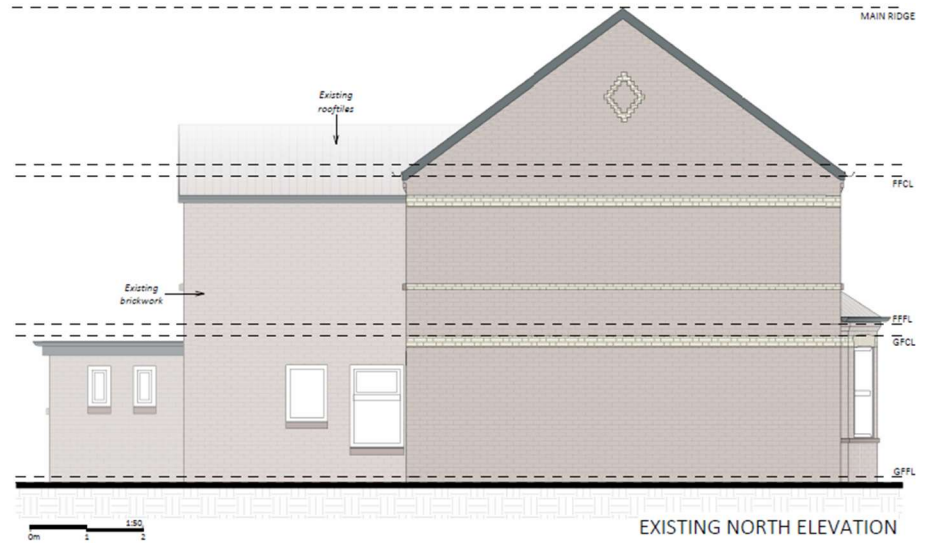
Preliminary Ecological Appraisal Ref: SPH/NP/PEA-26/16.06 (Urban Tree Experts) dated June 26
Received by the LPA on 2nd July 2026



Site Location Plan



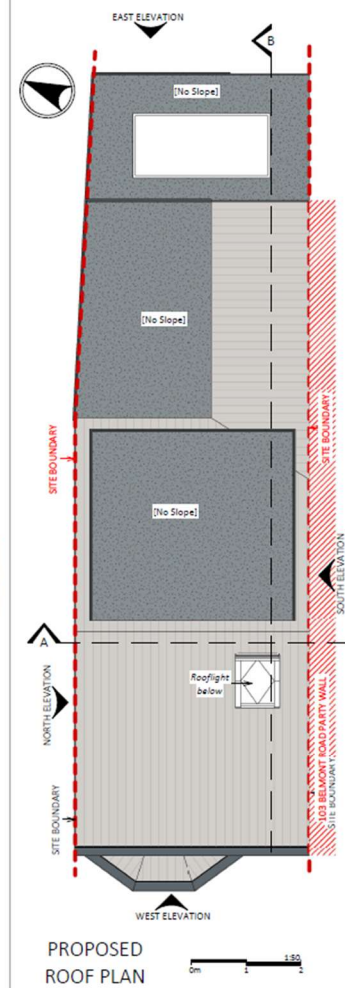
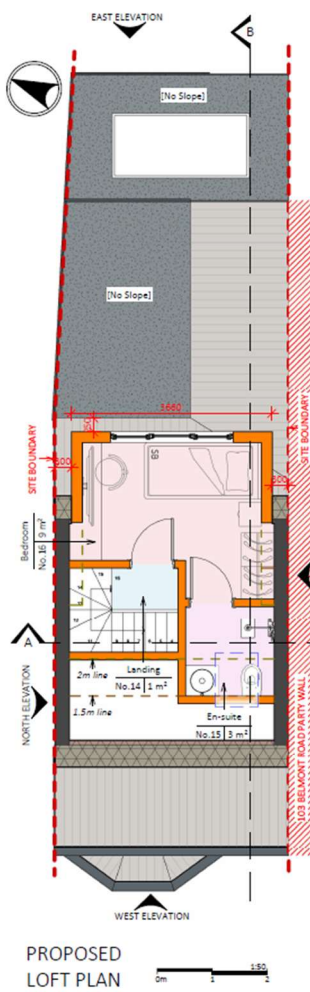
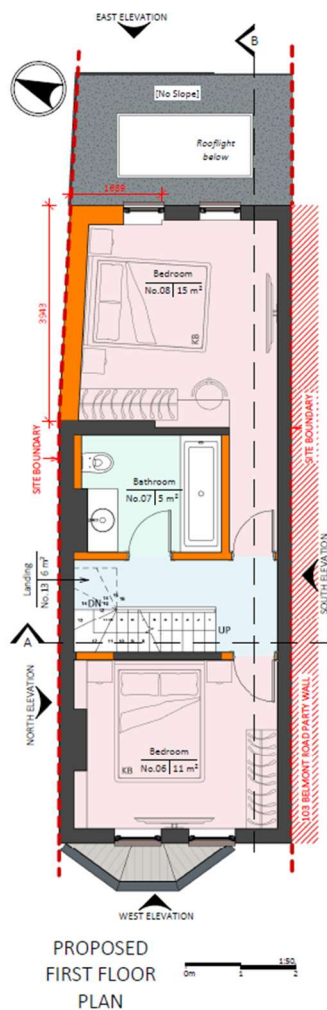
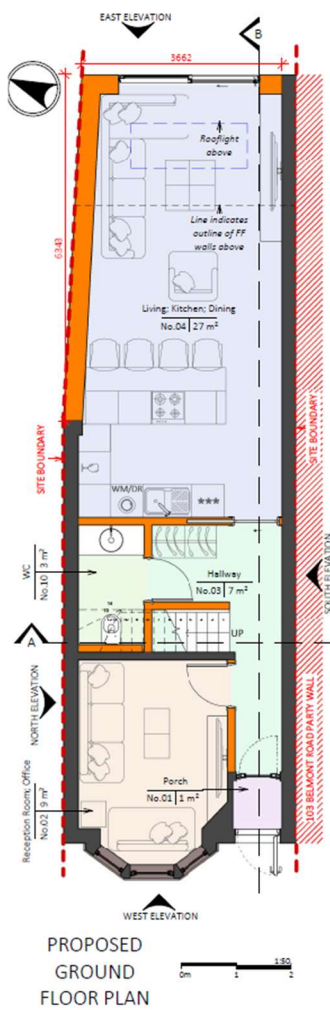
Existing Floor Plans for context



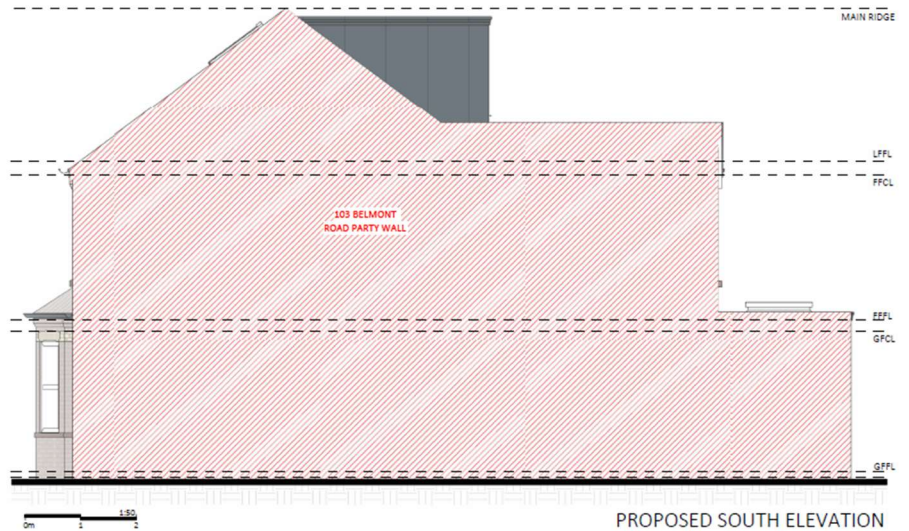
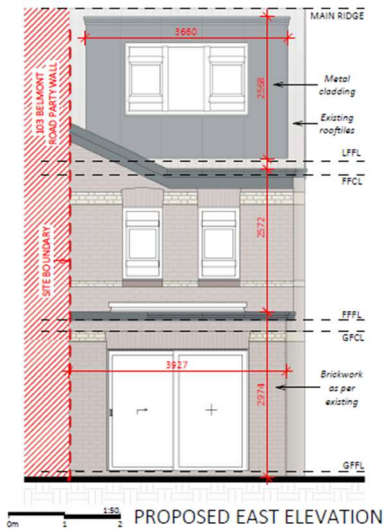
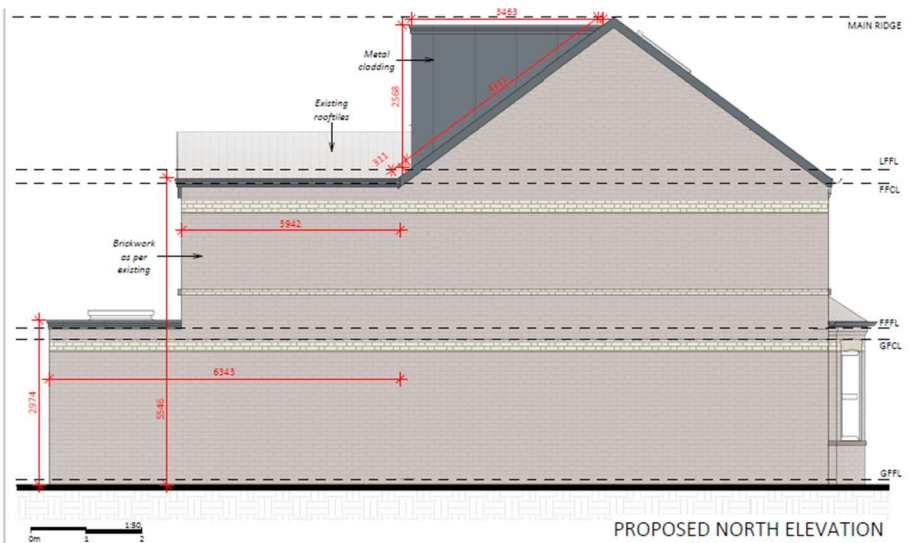
Existing Elevations for context



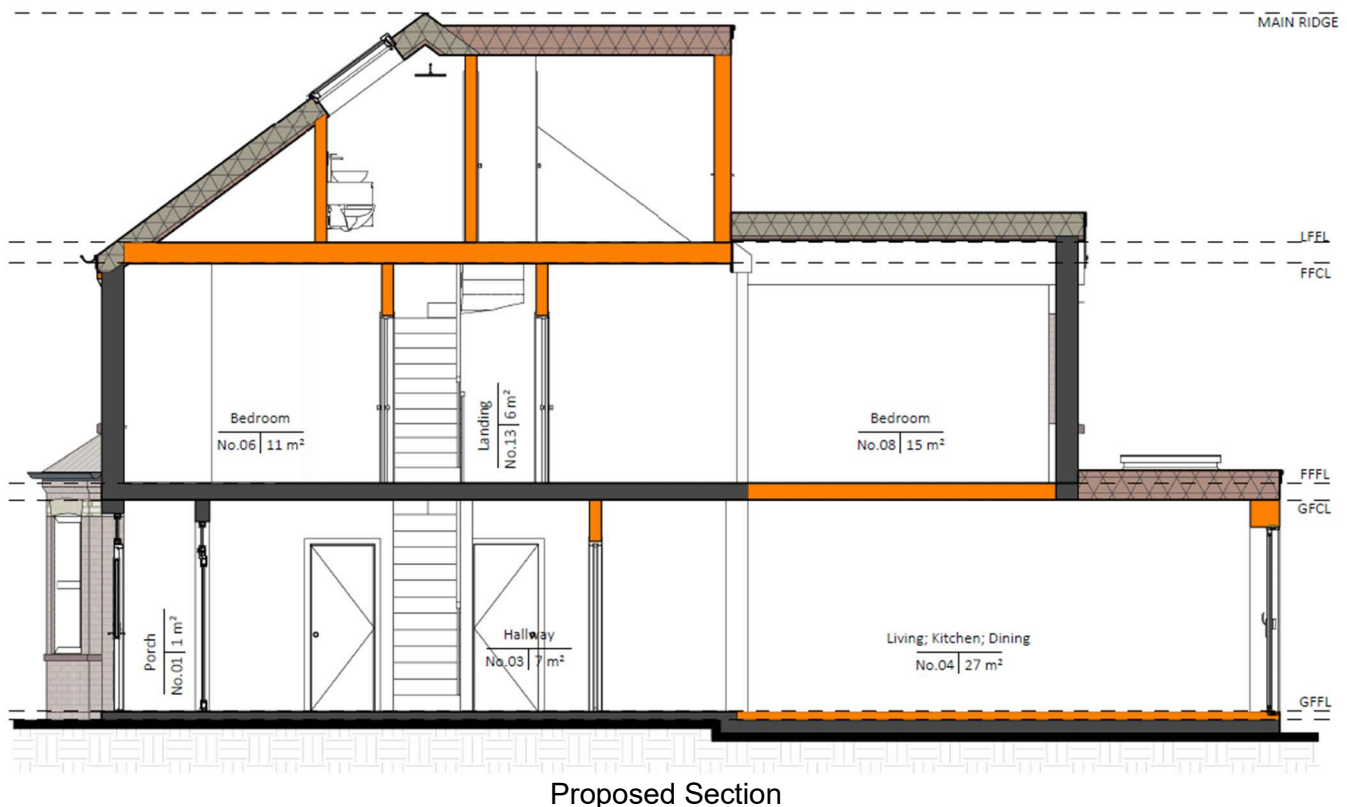
Proposed Block Plan



Proposed Floor Plans



Proposed Elevations



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal

- RBC Ecology Officer

The bat survey report (Urban Tree Experts, June 2026, SPH/NP/PEA-26/16.06) has been undertaken to an appropriate standard and 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.

External

- One planning notice was attached to the telegraph pole to the side of the host property in Belmont Road, whilst a second notice was attached to a streetlamp column in Prince of Wales Avenue outside property number 29 on 23rd July and left in place for the statutory consultation period of 21 days.

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

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 2026
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN12 (Biodiversity and the Green Network)

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. The submission version of the Local Plan was submitted on 9th May 2025.

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 is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

7. 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.

Due to the positioning, the layout and arrangement of the host property in relation to the front streetscape and neighbouring properties, ground floor and first floor extensions are considered acceptable.

The materials of the first-floor element include patterned brick detail along the side and rear elevations which matches that of the host property and neighbouring properties. The proposed roof of the first-floor extension includes a section of flat roof; however, the area of the flat roof is subservient to the overall scale of the proposed extension.

The dormer is smaller in appearance being a straight rear box dormer opposed to an L shaped dormer, contained at the rear of the site causes minimal harm to the streetscape. The dormer is not unusual due to the presence of similar rear dormers in the same street and neighbouring streets. It is worth noting that similar box dormer could be achieved under permitted development. For these reasons the rear facing box dormer is not considered harmful.

In terms of scale, location, materials and design the proposed development is considered compliant 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 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.

Whilst the proposed development appears large on the plans, the proposal is only infilling a narrow unusable passage measuring approximately 1.2m x 3.9m. The increase of floor space at ground floor and first floor level is just over 4 square meters per floor including brickwork.

Whilst the northern most elevation (largest flank wall) will extend towards the rear gardens of Prince of Wales Avenue; the massing of that elevation is already present in the existing first floor arrangement of the host property. No increase in massing or bulk is created as a result of this proposal.

The loft dormer will increase massing but not on a level which is a cause for concern, due to its elevated form above the roof slope.

No new openings are to be added to the northern most elevation which sides on to the properties and gardens in Prince of Wales Avenue.

The proposed development is not considered overbearing to nearby residents or neighbouring properties. Due to the positioning of the host property in relation to its neighbours, the proposed development is not considered detrimental to residential amenity.

Whilst the outdoor amenity space for the host property has been reduced overall, the narrow passage area was too small to be used for anything other than a walkway for access to and from the rear garden. Nevertheless, private outdoor amenity space is retained albeit smaller in size.

The proposed development is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.



Ecological matters

Policy EN12 states that all sites should not result in a net loss of biodiversity and geodiversity. Development shall maintain or link into the existing green network. Permissions will not be granted for development that negatively affects the sites with identified interests or fragments for the overall network. The Green Network comprises: Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal); and • Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, and existing and potential Green Links.

Due to works taking place in the roof and the proximity to Kensington Park, a nearby area of open space with mature trees, the agent submitted a Preliminary Bat Roost Assessment to be reviewed by the Ecology officer.

The ecology officer confirms the bat survey report (Urban Tree Experts, June 2026, SPH/NP/PEA-26/16.06) has been undertaken to an appropriate standard and 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.

The proposed development complies with policies EN12 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

Conditions:

TL1
AP1
M3
PD2
PD5