

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/26/1004 Householder planning permission

Address: 21 LAWRENCE ROAD, TILEHURST, READING, RG30 6BH

Proposal: Single storey side extension and alterations to the fenestration

Applicant: Sybil Parris

Received date: 27/07/2026

Target Decision date: 22/09/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application property is a two-storey semi-detached dwelling with a hipped roof. The property has a single storey rear extension and a detached garage to the side of the site. The road comprises mainly semi-detached dwellings, many of which have also be altered and extended. The surrounding area is predominantly residential. The application site is not listed, nor does it fall within a conservation area.

Google earth image:



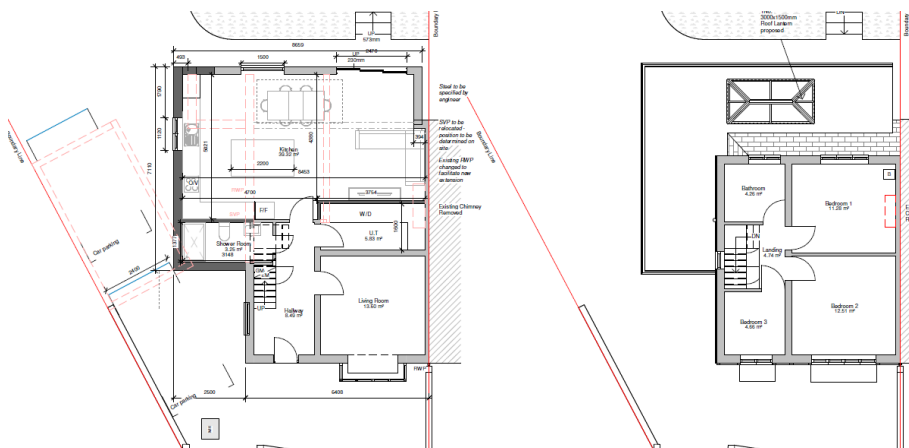
Site visit photos:



Site visit date: 18th August 2026

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the demolition of the existing detached garage and the erection of a single-storey side extension with a flat roof and a depth of approximately 7.1m. The proposed extension would connect to the existing single-storey rear extension, creating a continuous flat roofed form. The proposal also includes the installation of a new roof lantern within the roof of the existing rear extension. The application form indicates that the extension would be constructed using brickwork to match the existing dwelling.





Plans/documents considered:

Drawing No. LR-R00-EX-101 R00 – Existing Site Plan and Location Plan received 27th July 2026
 Drawing No. LR-R00-EX-102 R00 – Existing Ground & First Floor Plans received 27th July 2026
 Drawing No. LR-R00-EX-103 R00 – Existing Loft & Roof Plans received 27th July 2026
 Drawing No. LR-R00-EX-104 R00 – Existing Elevations received 27th July 2026
 Drawing No. LR-R01-PR-101 R01 – Proposed Site Plan and Location Plan received 10th September 2026
 Drawing No. LR-R01-PR-102 R01 – Proposed Ground & First Floor Plans received 10th September 2026
 Drawing No. LR-R01-PR-103 R01 – Proposed Loft & Roof Plans received 10th September 2026
 Drawing No. LR-R01-PR-104 R01 – Proposed Elevations received 10th September 2026
 Drawing No. LR-R01-PR-106 R01 – Proposed Sections received 10th September 2026

3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 11th August 2026 for a period of 21 days.

No letters of representation have been received.

RBC Natural Environment

There are no tree concerns, and a tree protection condition is not warranted due to the distance between the trees and proposal but particularly due to the change in ground level; trees being on the higher, soft ground.

RBC Transport

Proposed works would result in the loss of the detached garage and, therefore, a parking space. In accordance with the Council's current parking standards and design SPD, 2 off road parking spaces would be required. Plans have not been provided illustrating a revised parking layout. Highways would not support an application that resulted in an increase in on street parking in an area that is unrestricted.

Planning Officer note: Following the above comments, amended plans were received to illustrate two off-road parking spaces. The Transport Officer confirmed that although parking would be tight, the proposed layout is acceptable. and the proposal is supported subject to conditions.

4. RELEVANT PLANNING HISTORY

None

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 Practice Guidance (2014 onwards)

National Planning Policy Framework (NPPF 2026)

- Chapter 14: Achieving Well-Designed Places
 - Policy DP3 – Key Principles for Well-Designed Places
- Chapter 15: Promoting sustainable transport
 - Policy TR4 – Street design, access and parking
- Chapter 17: Pollution, Public Protection and Security
 - Policy P3 – Living Conditions and Pollution

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN14 (Trees, Hedges and Woodland)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

TR5 (Car and Cycle Parking)

SPD

Design Guide to House Extensions SPD 2021

Revised Parking Standards and Design SPD 2011

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’.

6. APPRAISAL

Character and Appearance

Policy H9 of the Reading Borough Local Plan 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.

Policy DP3 of National Planning Policy Framework 2026 requires that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets

The overall development is considered acceptable in terms of scale and design. The proposed extension is single storey in nature and considered subservient to the application site. The property is set within a sizeable plot and capable of accommodating an extension of this size, furthermore, the existing garage at the side of the site would be demolished to accommodate the extension. The proposed single-storey side extension would be constructed in brickwork to match the existing dwelling, and a continuous roof form would extend across both the existing rear extension and the proposed side extension, helping to create a well-integrated appearance. The proposed extension is significantly set back from the front elevation of the dwelling and given the site's position on a bend in the road and its limited prominence within the street scene, the development is not considered to have an adverse impact on the character or appearance of the street scene. Furthermore, there are a variety of other side extensions within the vicinity, including at the attached neighbouring property, and, therefore, the proposal is not considered out of character for its location.

On balance, it is considered that the proposed development will not adversely affect the character and appearance of the host dwelling or the surrounding area and the proposed development is in accordance with Policies H9 and CC7 and the advice contained within the NPPF.

Residential Amenity

Policy H9 of the Reading Borough Local Plan 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.

Policy P3 of National Planning Policy Framework 2026 also states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity.

With regard to the attached neighbouring property at no. 23 Lawrence Road, it is noted that the proposal would be concealed from this neighbour by the main dwelling and the existing rear extension. As such, no identified risks arise from the proposal that would result in any adverse impacts to this neighbouring property.

The neighbouring property most likely to be affected by the proposal is no.19A Lawrence Road. However, the existing side garage is located directly on the shared boundary with this neighbour and would be demolished to facilitate the development. The proposed side extension would instead be set back a considerable distance from the boundary, resulting in a reduced physical presence when compared with the existing arrangement. As a result, although the proposed works would be noticeable to this neighbour due to the change in site context, the proposal is not considered to harmful to amenity for this neighbour. The proposed side extension is single storey in nature with a maximum height of 3m, which further limits potential impact. Although windows are proposed in the side elevation of the extension proposed, given the scale of the windows and their ground floor nature of the window, this is not considered to result in any additional loss of amenity to the neighbouring occupier when compared with the existing arrangement.

Owing to the flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

Given the length of the rear garden, the proposal would not impact any neighbouring properties beyond the rear of the site.

For current and future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable.

7. 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.

8. RECOMMENDATION - GRANT

Recommended Conditions:

Time Limit

Materials

Approved Plans

Flat Roof Restriction

Vehicle Parking

Vehicle Access