

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/26/0782 Householder planning permission

Address: 28 KENILWORTH AVENUE, READING, RG30 3DN

Proposal: Proposed single storey side extension and part two part single storey rear extension.

Applicant: Mr Kevin Herring

Received date: 12/06/2026

Target Decision date: 10/08/2026

Agreed Extension of Time until: 21/08/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

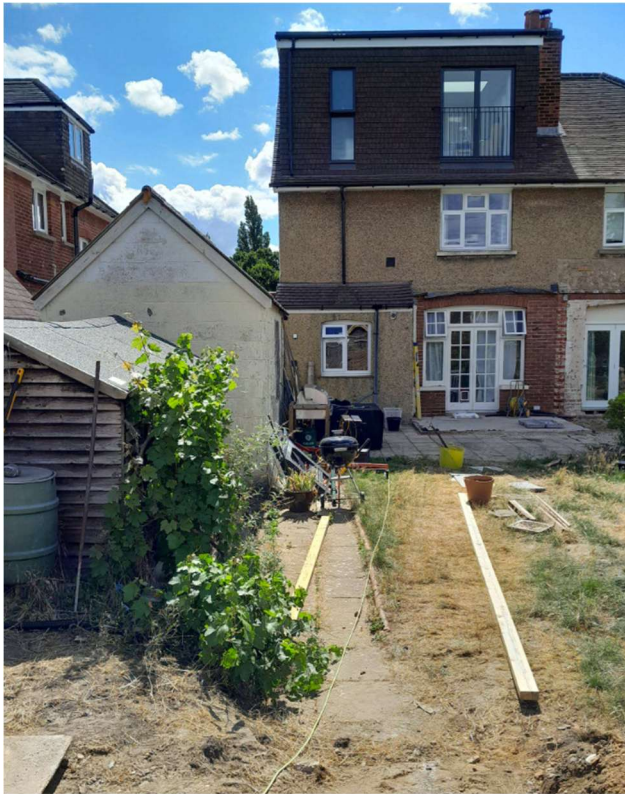
The application site consists of a mid C20th, bay fronted semi-detached dwellinghouse set over three floors. The property has been subject to refurbishment, loft conversion with rear facing dormer and garage conversion/ground floor side extensions. The property is constructed from traditional brick with tiled pitched roofs and striking gabled front elevation.

Kenilworth Avenue is made up of semi-detached properties of similar age and style. The area is predominantly residential, the properties have definitive gaps between them, and all have off-street parking, private frontages and large rear gardens. The property is not listed, nor is it located within a conservation area.

Site visit: 29th July 2025



Looking towards front (southeast facing) elevation



Looking towards rear (north-westerly facing) elevation.



Looking towards neighbour at no.26

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a single storey side extension following demolition of the existing full length side extension which includes a utility room, ground floor bathroom and ground floor bedroom. The proposed development also includes a part two-part single storey rear extension.

The existing ground floor bedroom will be converted back into a storage room whilst the existing ground floor bathroom and utility will be demolished and rebuilt half the width to create a gap between the side elevation and the boundary fence abutting no.26. The existing ground floor bedroom will be turned into a storage room and the front window replaced with an up and over garage door to create side access from the front of the property into the rear of the property.

A part two, part single storey rear extension will be added onto the existing rear elevation with a maximum projection of 4m and extend across the entire rear of the property stopping short and leaving a gap of 1m between the proposed side elevation and the detached boundary treatment with no.26 Kenilworth Avenue. The ground floor element is to be pulled away from the adjoining boundary with no.30 Kenilworth Avenue.

The part 2 storey extension will align and project out into the rear garden from the existing (bathroom) side elevation at first floor level. The first-floor element will also project 4m, measure just less than 3.5m in width before returning and joining back onto the existing rear elevation.

The first-floor element will be finished with a wrap-around mono-pitch roof with flat roof top, whilst the ground floor extensions will be finished with lean too roofs sloping sidewards.

New windows and changes to fenestrations, including skylights throughout and Bi-Fold doors to the rear elevation giving access from the kitchen, family room into the garden.

Plans and documents considered:

Drawing no: HERRING-0426-01 – Proposed Ground Floor Plan **superseded**

Drawing no: HERRING-0426-02 – Proposed First Floor Plan **superseded**

Drawing no: HERRING-0426-03 – Proposed Elevations **superseded**

Drawing no: HERRING-0426-04 – Existing Plans and Elevations

Drawing no: HERRING-0426-05 – Roof Plans **superseded**

Drawing no: HERRING-0426-06 Block and Location Plans **superseded**

Received by the LPA on 12th June 2026

Drawing no: HERRING-0426-01 Rev A – Proposed Ground Floor Plan, dated 21/07/2026

Drawing no: HERRING-0426-02 Rev A – Proposed First Floor Plan, dated 21/07/2026

Drawing no: HERRING-0426-03 Rev A – Proposed Elevations, dated 21/07/2026

Drawing no: HERRING-0426-05 Rev A – Roof Plans, dated 21/07/2026

Drawing no: HERRING-0426-06 Rev A – Block and Location Plans, dated 21/07/2026

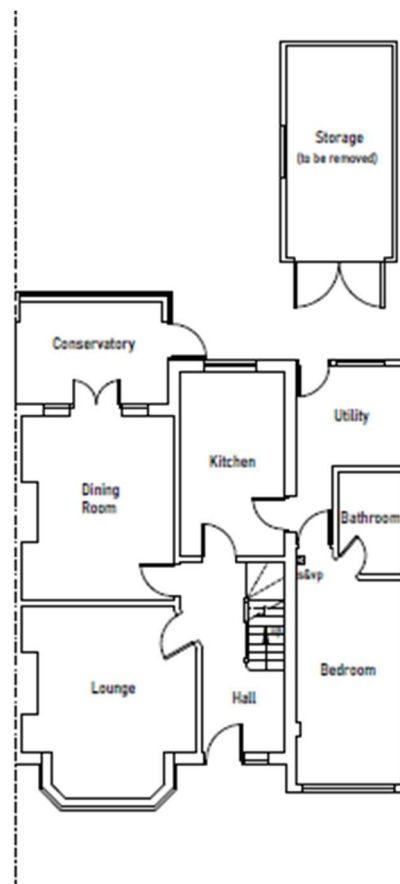
Received by the LPA on 28th July 2026



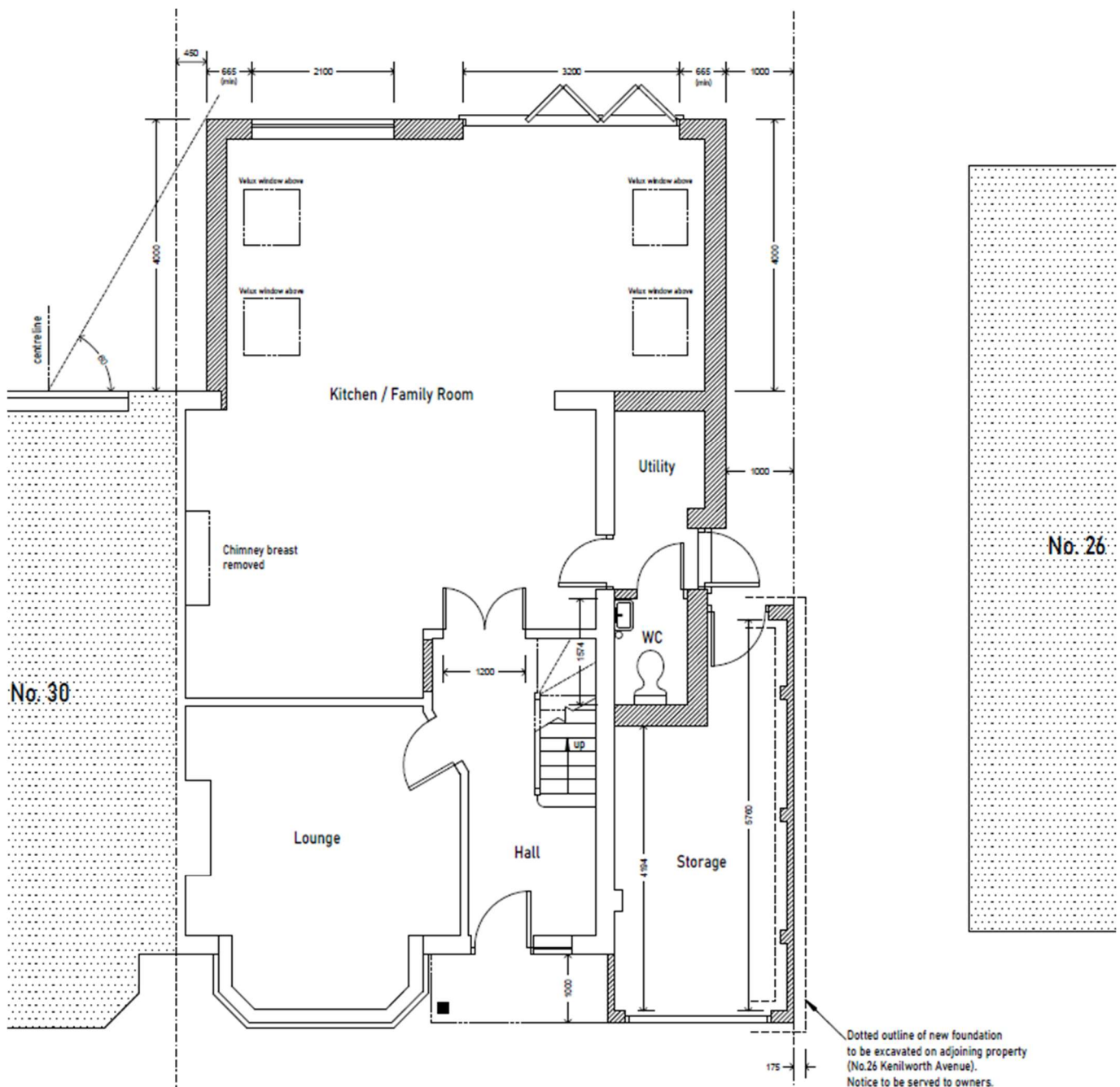
Site Location Plan



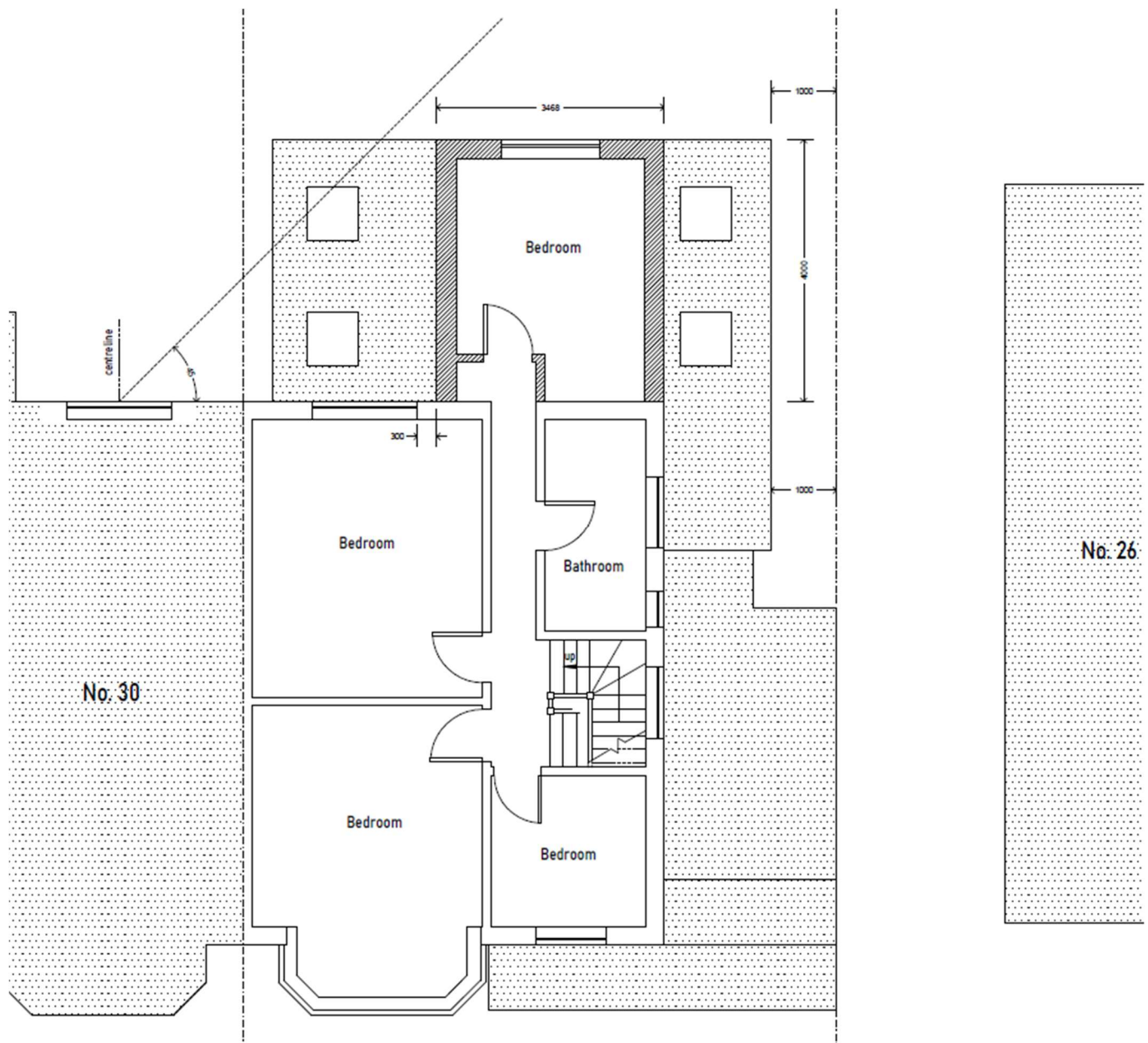
Proposed Block Plan.



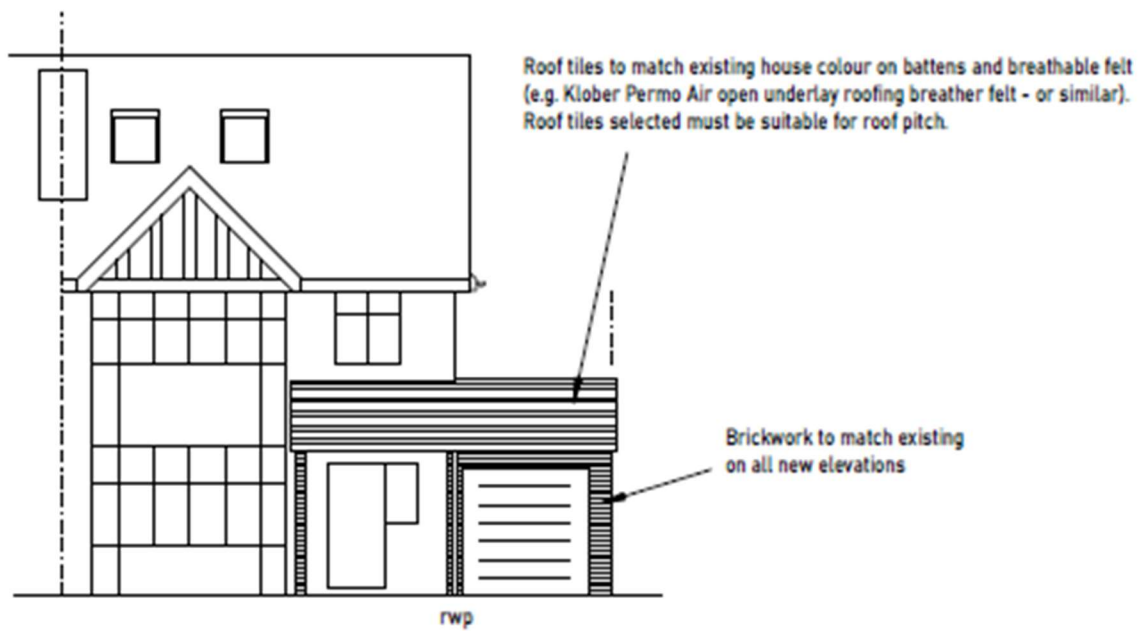
EXISTING GROUND FLOOR PLAN



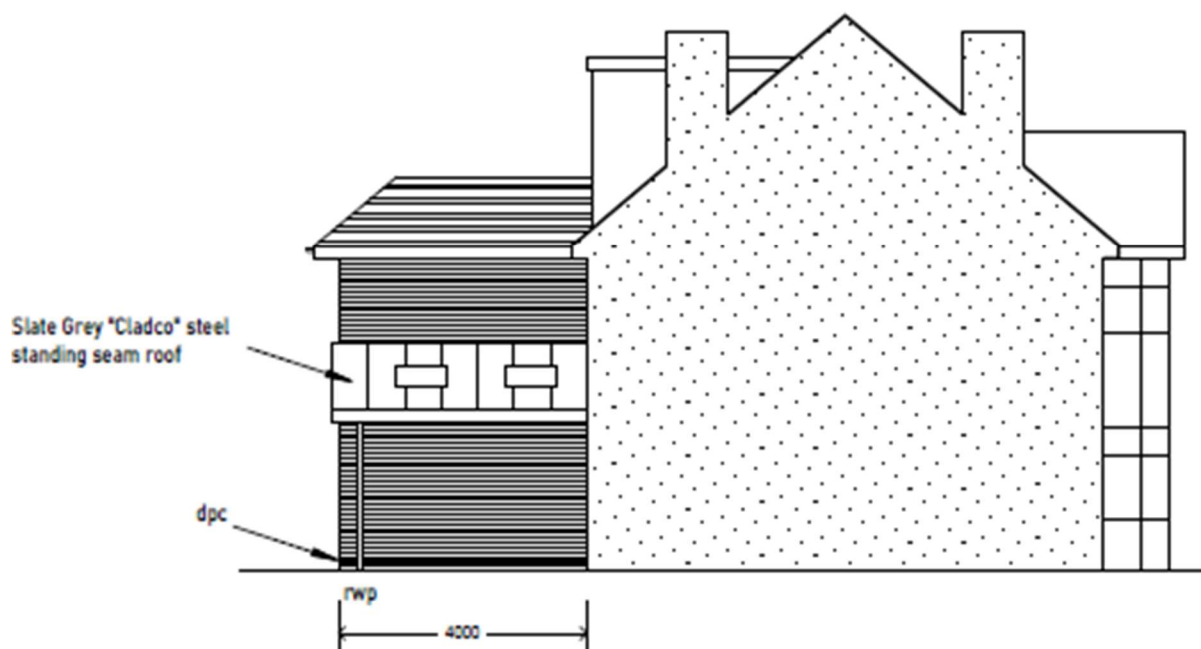
Proposed Ground Floor Plan



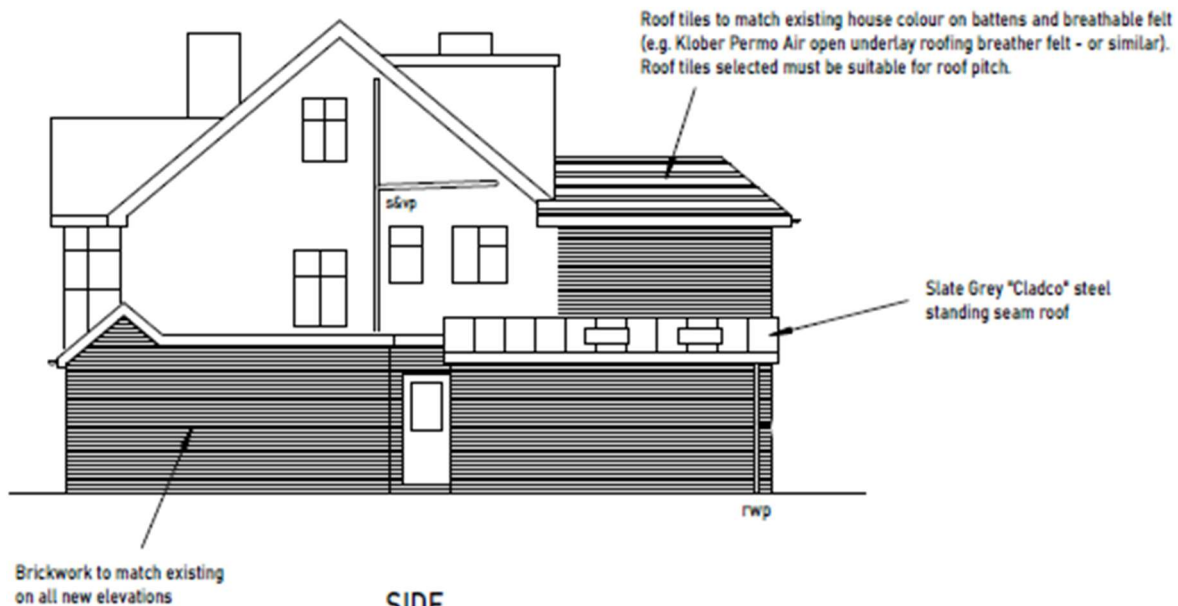
Proposed First Floor Plan



FRONT



SIDE

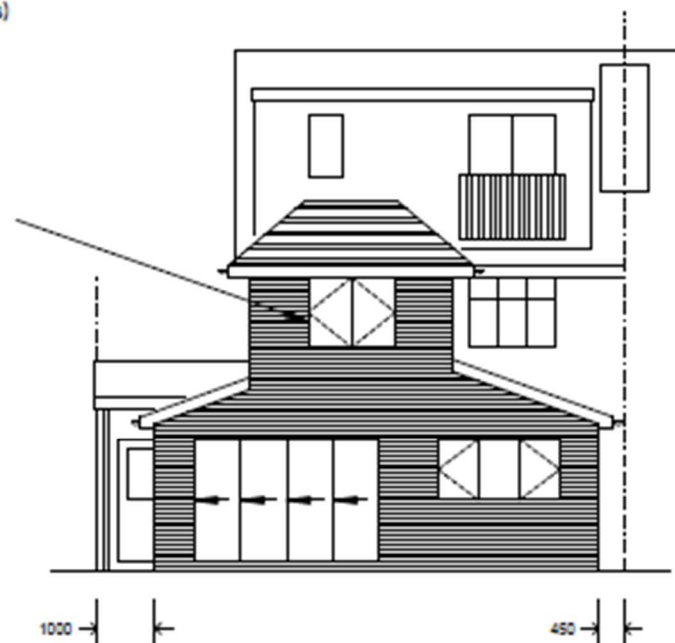


SIDE

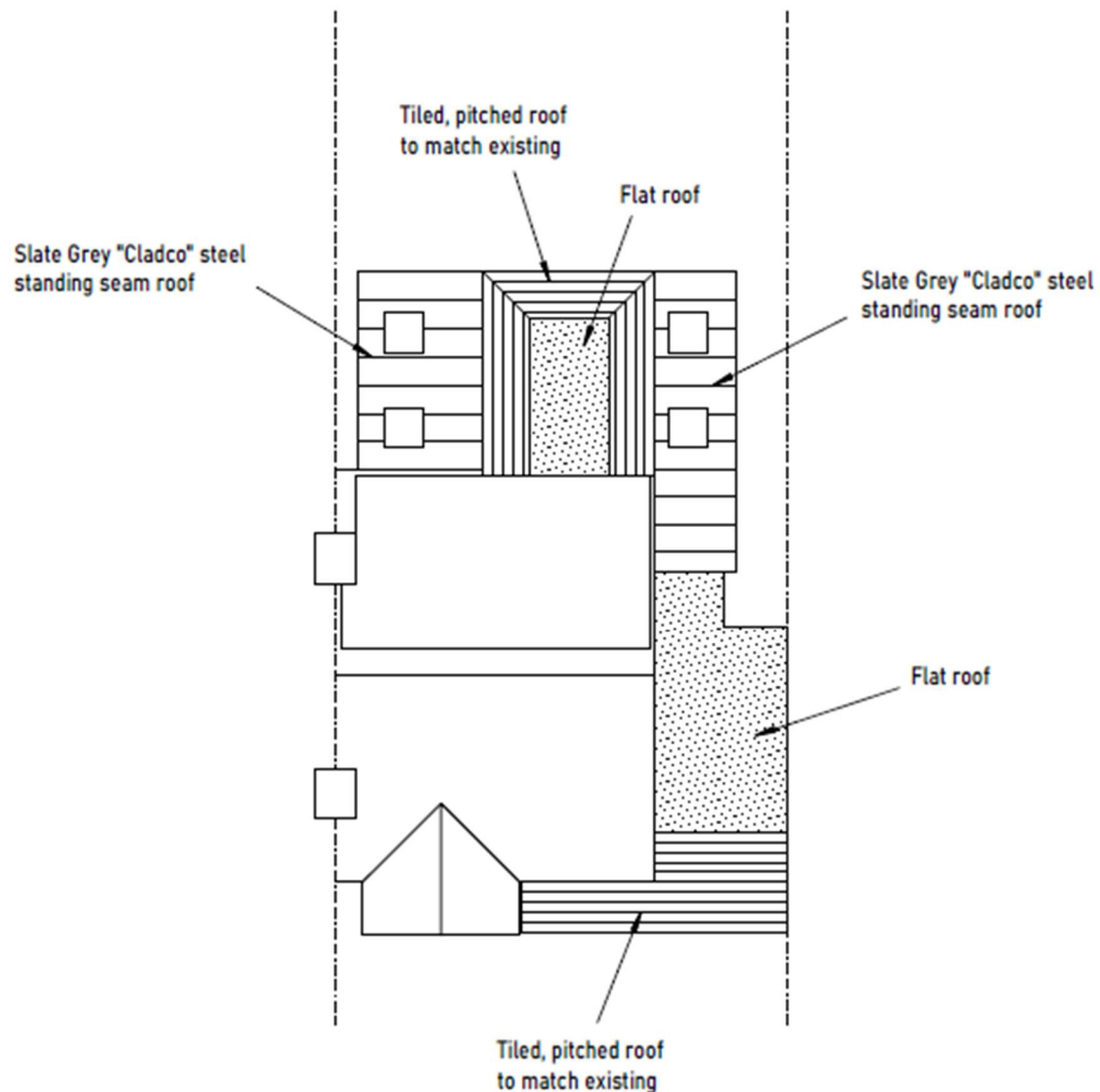
New windows and glazed doors to be wood, aluminium or PVC-U frames to match existing and be double-glazed with PILKINGTON 'K' glass with 16mm minimum gap (argon filled) to provide U value of 1.4W/m²K and be Band B (minimum), and comply with BS 6206. All habitable rooms to have 8000mm² Equivalent Area ventilation (4000 sq mm for non-habitable rooms) with trickle vent and have a clear opening casement of 750 x 450mm (0.33m² min) with the sill positioned between 800-1100mm above finished floor level. Ventilation openings to be reasonably secure, adjustable, and located 1750mm (typically) above floor level. Window & door frames to be sealed with mastic internally and externally.

Any glazing lower than 800mm above finished floor level to be toughened safety glass. All glazing in door panels to be toughened safety glass. All glazing within 300mm of a door to be toughened safety glass to a height of 1500mm above ground level. If the area of glazing within 1m from any boundary exceeds 1m², windows must be fixed shut and half-hour fire resistant glass and frames must be provided.

New windows within 1m of the boundary to have fire-rated glass and surrounds. All glazing in windows to be fixed (non-opening)



REAR



PROPOSED ROOF PLAN

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal

- No internal consultees required.

External

- Following changes to the proposed development the description was amended, and planning notices were readvertised. A planning notice was attached/replaced on the nearby streetlamp column in Kenilworth Avenue, whilst a second notice was replaced on a streetlamp column outside no.55 in Southcote Lane (to the rear of the property) on 6th August 2026 and left in place for the 21-day statutory consultation period.

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)
TR3 (Access Traffic and Highway-related Matters)

SPG/SPD

A Design Guide to House Extensions SPG

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.

The original application appeared bulky and incongruous in relation to the host property. The roof form at first floor level felt disjointed and the old plans failed to respect the character of the house and wider streetscene. Revised plans were requested from the agent.

The applicant and agent has taken on board officer concerns and submitted revised plans.

The revised proposal will include replacing the front ground floor bedroom window with a working garage door. This change is subtle but a welcomed amendment which will positively enhance the host property and wider streetscene. The mono-pitch roof to the front is retained/replaced like for like.

The proposed first floor projection is subservient in scale, the first-floor roof element has been designed to match the host property where possible. The elements at first floor level to the rear of the property are considered acceptable due to their positioning by virtue of being largely out of sight if viewing from the streetscene - the two-storey rear projection will follow the line of the existing side elevation rather than jutting out to the side which would feel incongruous and disjointed in appearance.

The extensions will be constructed from materials to match the host property as per the plans and supporting documents.

The proposed development is considered acceptable and is therefore considered compliant with policies 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.

The single storey elements are considered acceptable in terms of residential amenity by virtue of the subservient scale, no overlooking windows or overbearing elements.

The proposed rear part two-part single storey extension proposes to have no side facing windows at first floor level, so privacy for the adjoining and detached neighbour is respected.

The single storey element closest to the adjoining neighbour will be pulled off the boundary to reduce any overbearing effects. The ground floor extension eaves have been kept low, and the ground floor roof form consists of 2 pitched roofs sloping up and away from the adjoining boundaries. The rear ground

floor extension, ground floor roof and first floor element are staggered which reduces the bulk and massing at close proximity to any neighbouring boundaries.

The proposed development is not considered harmful to privacy or overbearing to neighbouring properties. The development is not considered harmful to residential amenity and therefore is considered acceptable with policies CC8 and H9 of the Reading Borough Local Plan 2019 subject to conditions.

Transport

In accordance with the Council's current parking standards and Design SPD a 3/4-bedroom dwelling would require a minimum of 2 parking spaces. A garage of reduced length can be considered if 2 on-site parking spaces are provided.

The proposed development consists of creating a garage space with full width garage door following the demolition of the current side extension (ground floor bedroom) which would have originally replaced either a garage or side access suitable for vehicle off-street parking. The applicant wishes to return full length side access to the property.

By virtue of creating a garage will increase off-street parking for the property. The property already has sufficient off-street parking for the size of the property per policy. Nevertheless, this additional space for off street parking is welcomed.

The proposal is compliant with policies TR3 & H9 of the Reading Borough Council Local Plan (2019) subject to conditions.

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

TL1
AP1
M3
PD5



Type:Walls

Existing materials and finishes:Ground Floor - BrickworkFirst Floor – Pebbledash

Proposed materials and finishes:Brickwork to match existing

Type:Roof**Existing materials and finishes:**Tiled, pitched roof and flat roof

Proposed materials and finishes:Tiled, pitched roof to match existing and flat roof

Type:Windows

Existing materials and finishes:Double glazed white uPVC

Proposed materials and finishes:Double glazed white uPVC or aluminium to match existing