

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/26/0912 Householder planning permission

Address: 7 WELLINGTON AVENUE, READING, RG2 7BP

Proposal: Proposed construction of a side flat roof dormer

Applicant: Tsvetan & Federica

Received date: 09/07/2026

Target Decision date: 25/09/2026 (EoT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a detached bungalow with a gabled roof and a vertical wall fronting Wellington Avenue. The property is part of a group of five dwellings along Wellington Avenue, near its junction with Shinfield Road. The site lies within the Air Quality Management Area. The property is neither a listed building nor located within a Conservation Area. The surrounding area is predominantly residential in character.

The site benefits from a lawful development certificate for constructing a side roof dormer, removing the existing chimney, and installing two rooflights under reference PL/26/0109.



Front view of 7 Wellington Avenue, taken on 03/08/2026

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the construction of a flat-roofed side dormer on the eastern roof slope, positioned in line with the previously approved roof dormer under reference PL/26/0109 (this also included fenestration changes to the rear). The proposed dormer would be wholly contained within the main roof slope and would measure approximately 2.5 m in height, 4.4 m in width, and 2.5 m in depth. The proposal would enlarge an existing bedroom and provide an additional bathroom within the roof space. All external materials proposed for the dormer would be of a similar appearance to those used on the existing dwelling.



Existing and proposed elevations

The proposal would also include installation of one bat access tile, a bird box, and three hedgehog access gaps.

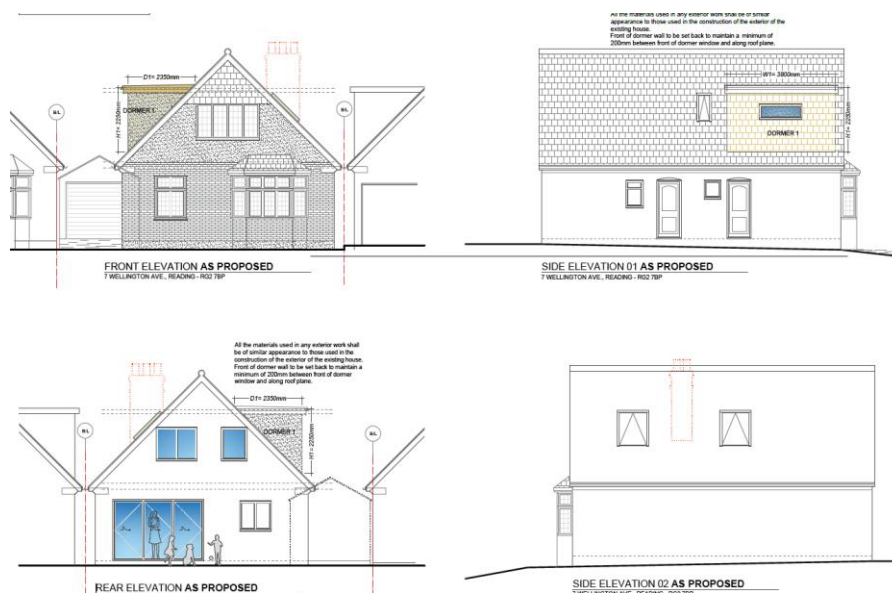
Plans/information considered

- Preliminary Ecological Appraisal (DBW), Ref: SPH/PEA-26/16.07, prepared by Urban Tree Experts, dated and received 22nd July 2026.
- Drawing No. PL/A717/11 Rev A – existing ground and first floor plan, received 20th August 2026.
- Drawing No. PL/A717/12 Rev A – existing elevations, received 20th August 2026.
- Drawing No. PL/A717/13 Rev A – proposed ground and first floor plan, received 24th August 2026.
- Drawing No. PL/A717/14 Rev A – proposed elevations, received 20th August 2026.
- Drawing No. PL/A717/15 Rev A – location map and site plan, received 20th August 2026.
- Document Ref: PL/A717/D01 – Biodiversity Enhancement Details, received 18th September 2026.

3. RELEVANT PLANNING HISTORY

PL/98/0698 - 2 storey rear extension

PL/26/0109/CLP - Construction of a flat-roof rear dormer to create a habitable loft room with a bathroom and en-suite, including the installation of two rooflights to the side roof slope. Approved 02/07/2026.



Approved proposed elevations under ref: PL/26/0109, drawing no. PL/A717/04 Rev B

4. CONSULTATIONS

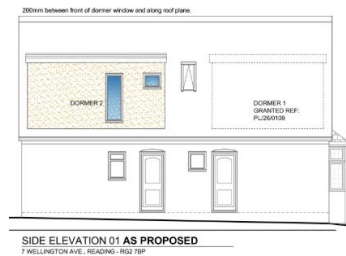
- Ecology Consultations – no objection, subject to one condition.
- Site Notice - A site notice was displayed near the application site. The 21-day consultation period was from 3rd August 2026 to 24th August 2026. No letters of representation have been received.



Site notice

- Communication with agent

The originally proposed dormer was wider than the dormer agreed through CLP and included a floor-to-ceiling window. This was not considered acceptable, and an amended plan was provided.



Original proposed elevations submitted under this application

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' (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
- Chapter 17: Pollution, Public Protection and Security
 - Policy P3 - Living Conditions and Pollution
- Chapter 19: Conserving and enhancing the natural environment
 - Policy N2 – Improving the natural environment

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

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 remain 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’.

6. APPRAISAL

Character and Appearance

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

Policy CC7 of Reading Borough Local Plan 2019 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.

The proposed roof dormer would be wholly contained within the main roof slope and would align with the approved dormer under reference PL/26/0109 in terms of its depth and height. It is acknowledged that the provision of both the proposed dormer and the previously approved dormer would result in two dormers on the principal roof slope. However, given that the dormers would be separate structures and that the roof slope is of sufficient size to accommodate them, the proposed dormer is considered proportionate to the host dwelling and would not appear overly dominant or detract from the character of the main roof.

Furthermore, the adjoining property at 9 Wellington Avenue already features a large roof dormer. The application property also benefits from permitted development for a dormer facing Wellington Avenue under reference PL/26/0109. The proposed dormer would be positioned behind the approved dormer and, as a result, there would be limited visibility of it from the public realm. Consequently, any impact on the street scene would be limited and would not differ significantly from the existing and approved arrangement.

Overall, the proposal is considered acceptable in terms of its impact on the character and appearance of the host dwelling and the surrounding area, in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019 and Policy DP3 of the NPPF 2026.

Ecology

Policy N2 of the National Planning Policy Framework 2026 states that, to contribute positively to the natural environment and support nature's recovery, development proposals should minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective.

Policy EN12 of Reading Borough Local Plan 2019 requires that on all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.

The application site is located in a residential area close to the grounds of the University of Reading and Leighton Park School. The proposal comprises the construction of a flat-roofed dormer. It also appears from the submitted plans that the existing chimney is proposed to be removed; it is noted that this does not form part of the current application.

The site adjoins a designated Green Link and lies within an area identified on the Council's GIS records as having records of protected and priority species.

Bat Survey Report (Urban Tree Experts, July 2026, ref: SPH/PEA-26/16.07) concludes that the building is unlikely to support a bat roost; no objection is, therefore, raised to the proposal on ecological grounds.

However, it is acknowledged that the bat survey was undertaken after development works had commenced, with the first-floor ceilings removed and the site cleared in preparation for the development. As such, the survey was not carried out on the building in its original pre-development condition. Given these circumstances, it is considered reasonable and necessary to include biodiversity enhancements as part of the development or impose a condition to secure them.

The submitted Biodiversity Enhancement Statement concludes that the development would incorporate one bat access tile, one bird box, and three hedgehog access gaps to provide biodiversity enhancements. The Ecology Consultee has confirmed that the proposed measures are satisfactory and would contribute to the local environment.

The proposal is therefore considered to comply with Policy N2 of the NPPF 2026 and Policy EN12 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy H9 of Reading Borough Local Plan 2019 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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 the National Planning Policy Framework 2026 requires that development proposals should not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.

The proposal would not result in any unacceptable impacts on neighbouring residential amenity in terms of loss of light, overbearing effect, or loss of privacy, by virtue of its roof-level position. The proposal is, therefore, considered to comply with Policies H9 and CC8 of the Reading Borough Local Plan 2019 and Policy P3 of NPPF 2026.

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

Approve with Conditions

Recommended Conditions:

Time limit

Approved plans

Materials (To Match)