

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/26/0966 Householder planning permission

Address: 127 Foxhays Road, READING, RG2 8NN

Proposal: Part demolition and construction of new single-storey front and side extension. (amended)

Applicant: Mr Alam

Received date: 20/07/2026

Target Decision date: 29/09/2026 (EoT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached dwelling with an existing single-storey side extension. The property is set back from the highway by a footpath and a spacious front curtilage. It is neither a listed building nor located within a Conservation Area. The surrounding area is predominantly residential in character. The adjoining property at No. 129 Foxhays Road has an existing open-fronted porch integrated into its single-storey side extension.



Front views of Nos 127 & 129 Foxhays Road, taken by case officer on 03/08/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development involves the partial demolition of the existing single-storey side extension and the construction of a new single-storey side and front extension to provide a wheelchair-accessible ground-floor bedroom and shower room.

The proposed front element would span approximately 1m of the principal elevation of the host dwelling and project approximately 0.6m beyond it. The proposed side element would be constructed alongside the shared boundary with No. 129 Foxhays Road and would measure approximately 5.7m in depth.

The development would incorporate a gabled roof to the front, extending over the existing front door, and a flat roof to the rear. The front gabled element would measure approximately 3.2m in overall height, with an eaves height of approximately 2.3m. The flat-roofed element would measure approximately 2.7m in overall height, matching the height of the existing single-storey utility room to the side.

The proposed extension would be finished in render to match the main dwelling, in a pastel shade. The proposed roof covering would comprise red interlocking concrete tiles to match the existing roof tiles.



Plans/information considered

- Drawing No. 26/17/01: 1-100 Existing Plans and Elevations, dated 22/06/2026, received 20/07/2026.
- Drawing No. 26/17/02: 1-100 Proposed Plans and Elevations Rev B, dated 03/07/2026, received 22/09/2026.

Planning histories

- PL/19/0975 – Demolition of existing side extension and construction of a new single-storey side and rear extension (amended description). Approved 11/10/2019.
- PL/19/1596 – Certificate of lawfulness for proposed hip-to-gable, rear dormer and front facing rooflights (amended description). Permitted 06/12/2019.

3. CONSULTATIONS

- A site notice was displayed in front of the application site. The 21-day consultation period was from 03/08/2026 to 24/08/2026. No letters of representation have been received.



Site Notice

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

- 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

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

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'.

5. 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 single-storey front extension would be modest in scale, projecting less than 0.7m beyond the principal elevation of the host dwelling. The proposed roof would extend over the existing front door to form an open porch. The adjoining property at No. 129 Foxhays Road also features an open-fronted porch, resulting in a broadly consistent front projection and roof overhang between the two properties. Therefore, the proposed front extension combined with the open porch element is not considered to detract from the character and appearance of the host dwelling or the adjoining property.

Given its modest scale, use of materials and finishes to match the existing dwelling, and the presence of an existing open-fronted porch at the adjoining property, the proposed front element is not considered to result in any harmful impact on the visual amenity of the street scene.

The proposed side extension would be constructed along the existing shared boundary with No. 129 Foxhays Road and would align with the rear building line of the existing single-storey side extension at that property. Both side extensions would have a flat-roofed form. In addition, the proposed side element would not be readily visible from the street. As such, it is considered to respect the form and appearance of the adjoining property and would not result in any harmful visual impact on the street scene.

Overall, the proposed development would be modest in scale and proportionate to the host dwelling. Its siting, scale, design and proposed materials would respect the character and appearance of both the host dwelling and the adjoining property. Accordingly, the development is not considered to detract from the character or visual amenity of the street scene.

Residential Amenity

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.

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.

The adjoining property at No. 129 Foxhays Road is considered to be the property most likely to be affected by the proposed development, given its proximity and relationship to the application site. No harmful impacts in terms of overlooking or overbearing are identified. This is because the proposed extension would broadly align with the existing front and rear building lines of the front and side elements at No. 129, and no side-facing windows are proposed as part of the development.

There is an existing side-facing window on the northern elevation of No. 129, directly facing the existing single-storey side extension at the application site. Given the existing relationship between this window and the existing side extensions at the application site and no.129, the outlook and access to light from this window are already constrained to some extent. Any additional loss of light arising from the proposed development is therefore considered to be limited and would not materially alter the existing relationship. Accordingly, any impact on light received by this window is not considered sufficiently harmful to warrant refusal on this basis.

6. 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.

7. RECOMMENDATION

Recommended Conditions:

Time limit

Approved plans

Materials (to match)