

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/26/0874 Householder planning permission

Address: 47 ROTHERFIELD WAY, EMMER GREEN, READING, RG4 8PJ

Proposal: First floor side extension, hip to gable alteration, loft conversion with rear dormer, and amendment to porch shape and roof

Applicant: Mr and Mrs P Williams

Received date: 02/07/2026

Target Decision date: 09/10/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The application site contains a two-storey semi-detached house which is located on the northern side of Rotherfield Way. The levels of the site slope upwards from Rotherfield Way and the property has a very steep garden to the rear. The surrounding area is residential in nature and surrounding dwellings are mainly semi-detached properties of a similar character.



Fig 1 & 2: View from front of the property, taken on 01/09/26; extract of submitted Location Plan

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal involves a first floor side extension, a hip to gable roof enlargement, loft conversion with rear dormer, and amendments to square off the porch footprint and amend the roof line. The first floor extension would be set back from the existing ground floor front elevation with a roof enlargement. No alterations are proposed to the footprint of the side or rear elevations.

According to the application form, all proposed external materials, windows and doors would match the appearance of the existing dwelling.

Plans considered:

18032690 Edition 1 Location plan

18032692 Edition 1 Block plan existing

~~18032601-02 Rev 1 Existing elevations~~

18032601-01 Rev 1 Existing Floor Plans

~~18032602-02 Rev 1a Proposed elevations~~

18032602-01 V1a Proposed plans

CIL

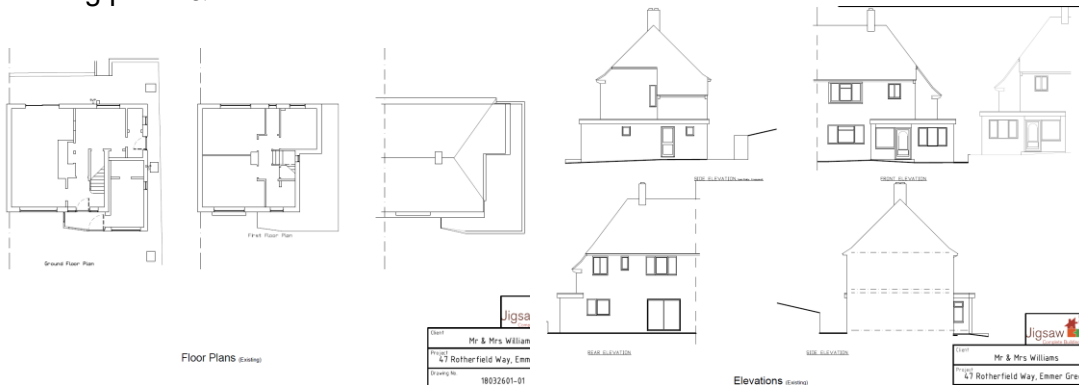
As received 2 July 2026

Tree photos
Tree photos -2
As received 14 July 2026

263253 Preliminary roost assessment Bat survey, AAe Environmental consultants, August 2026
As received 14 August 2026

18032602-02 V1b Proposed Elevations
18032601-02 V1a Existing Elevations
As received 16 September 2026

Existing plans & elevations



Proposed plans & elevations



3. CONSULTATIONS

The following were consulted:

- RBC Ecology Consultations – No objections.
- RBC Trees - Planning Natural Environment no objection subject to a highways informative to protect the verges. *'You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.'*

Communication with agent

Revised plans were requested to correct the labelling of the front and rear elevations.

A site notice was displayed on 1 September 2026 for the required period. No letters of representation have been received.

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'. 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)
H10 (Private and Communal Outdoor Space)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)
EN14 (Trees, Hedges and Woodland)

SPD

Design Guide to House Extensions SPD 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 consultation version of the draft updated version of the Local Plan was published 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 would 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 remains 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'.

5. APPRAISAL**Character and Appearance**

Policy H9 states that an extension to a house would 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 first floor rear extension would be modest in scale, with the changes incorporated into an extension enlarging to width of the roof whist continuing the existing ridge height. The proposed two-storey side extension would be proportionate to the existing dwelling, as the first floor would be set back and set down from the existing frontage. The change to the design of the front porch results in a minor change that is not considered to detract from the character of the existing property or the streetscene, due to its modest scale, matching materials, and sloped roof. Rotherfield Way also features developments of a similar scale, including two-storey side extensions with projecting ground floors. In this instance, the loft dormer is a smaller scale dormer, set into the original roofspace, with the window in keeping with the existing windows. The design of the proposed windows and doors is considered appropriate in terms of size, scale, and placement in relation to both the host dwelling and the adjoining properties. A gap will still be retained between 47 and 49 Rotherfield Way. 47 Rotherfield is lower down the hill, more subservient to the neighbouring property.

Therefore, the proposal is considered acceptable in terms of character and appearance and is in compliance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy H9 states that an extension would be acceptable where it does not result in an overbearing impact on neighbours, and that ancillary accommodation, such as granny annexes, would be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately. Policy H10 states that dwellings would be provided with functional private or communal open space. Policy CC8 states an extension to a house would be acceptable where it would not cause a significant detrimental impact to the living environment of existing or new residential properties.

There are no identified risks in terms of privacy, overlooking, overbearing impact, or loss of light to neighbouring properties, given that the rear extension is modest in scale and no side windows are proposed at first-floor level. Additionally, No. 69 Rotherfield Way is located approximately 5m from the proposal site and is slightly set back from the front building line of No. 67. Sufficient outdoor amenity space would be retained upon completion of the development. A condition would be included in the permission to ensure no new side windows would be installed on the first floor without the grant from the Local Planning Authority. The proposal is therefore considered to comply with Policies H9, H10, and CC8 of the Reading Borough Local Plan 2019.

Ecology

The application site comprises a semi-detached house that may have features potentially suitable for roosting bats. Proposals include a loft conversion and a first floor side extension. The site is surrounded by habitat of good suitability for use by foraging and commuting bats with woodland to the rear of the property linking two local wildlife sites (Rotherfield Way Copse to the north east and Highdown Wood LWS to the north west)

The bat survey technical note (AAe, .August 2026, ref 263253) 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 from an ecology perspective.

Trees

Policy EN14 states that individual trees, groups of trees, hedges and woodlands would be protected from damage or removal where they are of importance, and Reading's vegetation cover would be extended. The quality of waterside vegetation would be maintained or enhanced.



Land to the rear of the property rises steeply and it is not considered that trees would be impacted by the development. A condition is required to protect the highways and roadside verges.

Parking

The current parking arrangements are not proposed to change as a result of the proposed extension. Highways and verge informatives are recommended to protect the road and verge.

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

Approve with Conditions

Recommended Conditions:

Time limit

Materials (to match)

Approved plans

No new openings