

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/26/0624 Householder planning permission

Address: 63A HAMILTON ROAD, READING, RG1 5RA

Proposal: Erection of a single-storey outbuilding with flat roof and rooflights, finished in materials to match the existing dwelling, to be used as ancillary residential accommodation.

Applicant: Mr Parampal Riat

Received date: 11/05/2026

Target Decision date (agreed extension): 09/10/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey detached residential dwelling located on Hamilton Road in Park Ward in Reading. The site falls within the South Park Conservation Area. The application dwelling is red brick with a hipped roof; the building has previously been extended at the rear. The surrounding area is predominantly residential. The application property is not a Listed Building.

Site visit date: 16/06/2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey outbuilding with a flat roof including 2 sky lights. The outbuilding would be located at the end of the rear garden. It would be brick built with a width of 7m and a depth of 6m.

Plans/documents considered:

Application form received 11th May 2026

Location Plan received 11th May 2026

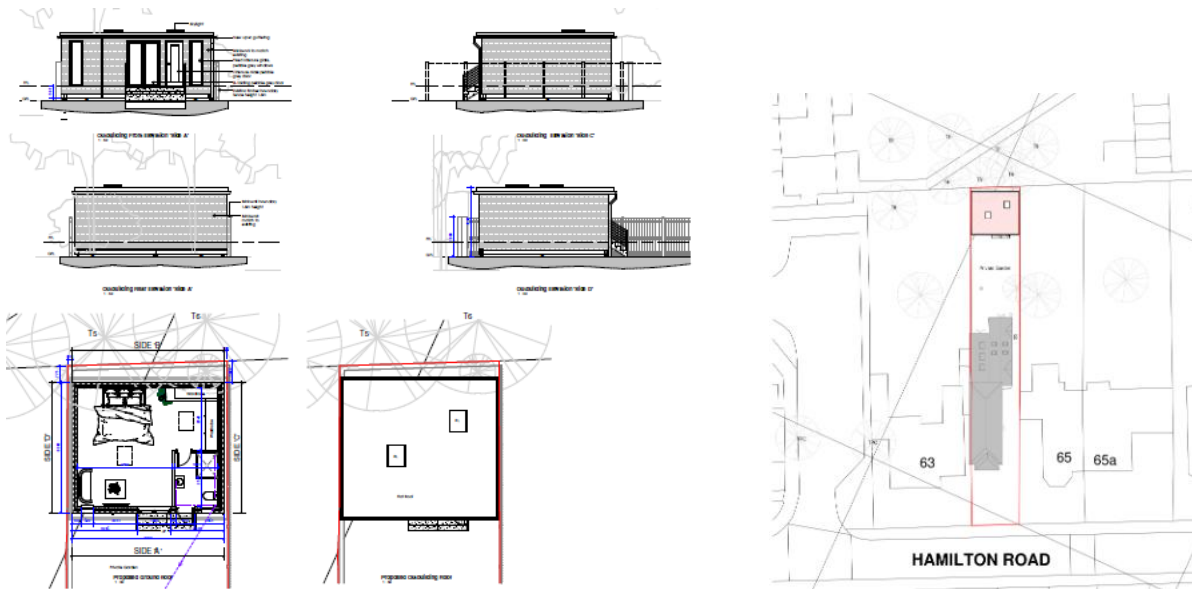
Design and Access Statement received 9th June 2026

Heritage Statement received 10th June 2026

Drawing No. PP-326-RG-01 – Block Plan received 28th August 2026

Drawing No. PP-326-RG-06 rev 01 – Proposed Drainage and Services received 28th August 2026
 Drawing No. JP7979-01 – Foundation Plan received 28th August 2026
 Drawing No. JP7979-02 – Section Details received 28th August 2026
 Drawing No. PP-326-RG-02 rev 01 – Existing and Proposed Elevation and Roof Layout received 28th August 2026
 Drawing No. PP-326-RG-03 rev 01 – Existing and Proposed Elevations received 28th August 2026
 Drawing No. PP-326-RG-05 rev 01 – Existing Landscape Plan received 28th August 2026
 Drawing No. PP-326-RG-04 rev 01 – Proposed Outbuilding received 28th August 2026
 Arboricultural Report received 21st September 2026

Proposed Plans:



3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 16th June 2026 for a period of 21 days.

Two letters of representation have been received.

Both letters raised concerns with regards to proximity to boundaries, construction/access arrangements, protected trees, ancillary use/future use.

Material considerations will be explored in more depth below.

Officer note: Construction noise/disturbance during development cannot be taken into consideration. However, an informative is included to remind the developer that construction and demolition associated with the approved development will be subject to environmental health law.

There is no planning rule which requires a gap to be left between the development and the boundary. Fears of damage to a property and/or maintenance to a property cannot be taken into consideration. An informative is included to remind the developer that during the course of construction, no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control.

RBC Conservation Officer

- Due to the additional massing of the proposed building, there would be an impact on the character of the South Park Conservation Area and setting of the adjacent Grade II listed buildings [Nos. 1-9 Oaklands, Non Civil Parish - 1408854 | Historic England](#). Given the existing mature trees on the rear boundary, this impact would be reduced. The outbuilding would not be visible from the public realm. As such, I conclude that it would have a low degree of harm to the significance of heritage assets.
- The outbuilding would have a considerable amount of floor area; however, its impact would be limited. The flat roof form is common for the rear extensions on Hamilton Road, therefore acceptable. I also noted that it would be finished with facing brick matching the main building which is supported.

RBC Natural Environment

The site of 63A Hamilton Road is within a Conservation Area, which are naturally verdant areas where trees and soft landscaping contribute to their character. Conservation Areas are, therefore, priority areas for tree retention and planting, as defined in our adopted Tree Strategy. There is a Tree Preservation Order (TPO 126/01) applicable to the trees overhanging from Oaklands to the rear.

The Natural Environment Officer originally detailed several concerns in relation to the development's potential impact to tree health.

The Arboricultural Report was subsequently updated to address the concerns, and it was agreed that the installation of ground screws would be overseen by the Arboricultural Consultant to assess any tree roots that are encountered and mitigation for any impact to them.

The revised Arboricultural Report now also includes a planting plan to demonstrate the location of the new tree as requested.

The Natural Environment Officer confirmed she is satisfied with the amendments and has no objection subject to the conditions.

4. RELEVANT PLANNING HISTORY

PL/90/0430 - Single storey rear extension to provide ground floor toilet, kitchen and conservatory
APPROVED 13/09/1990

PL/04/0784 - Demolition of existing garage and conservatory and erection of single storey rear extension
APPROVED 14/12/2004

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 17: Pollution, Public Protection and Security
 - Policy P3 – Living Conditions and Pollution
- Chapter 20: Conserving and enhancing the historic environment
 - Policy HE9 – Conservation Areas

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN1 (Protection and Enhancement of Historic Environment)

EN3 (Enhancement of the Conservation Area)

EN14 (Trees, Hedges and Woodland)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021

Other documents

South Park Conservation Area Appraisal

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’.

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 the Reading Borough Local Plan 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. Also,

Policies EN1 and EN3 require that development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Policy HE9 of the National Planning Policy Framework 2026 requests that development proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and consider the area's special architectural or historic interest in the design of development.

The proposed outbuilding would be located at the end of the rear garden with a sufficient distance remaining between the outbuilding and the main dwelling at 63A Hamilton Road. The application site has a good-sized rear garden and, therefore, this proposal will not represent an unacceptable loss in private outdoor space. There are a variety of rear extensions and small outbuildings in the surrounding area, therefore, this development is not considered completely out of character. Furthermore, the outbuilding will be screened from Hamilton Road by the main property, therefore posing minimal risk of harm to the streetscape. The development is considered acceptable in terms of its impact on the Conservation Area and nearby Listed Buildings. The RBC Conservation Officer confirmed that harm to the significance of the heritage assets would not amount to substantial harm. In terms of scale, the outbuilding is not considered excessive for its intended purpose, it would have a flat roof with a maximum height of 3.163m. The materials used for the proposed outbuilding would match those of the main property and the outbuilding would be of high-quality design.

Overall, the proposal is not considered to cause harm to the character of the existing dwelling, the wider area, or the South Park Conservation Area, and, therefore, complies with Policies EN1, EN3, H9 and CC7 of the Reading Borough Local Plan 2019, and Policies DP3 and HE9 of the National Planning Policy Framework 2026.

Residential Amenity

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.

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.

The proposal is considered acceptable in terms of size, scale and design and, therefore, does not give rise to any significant adverse impacts to the amenity of neighbouring properties. The proposed outbuilding would be partially screened by the existing boundary treatments, and its position at the end of the garden would further reduce its impact. Although the proposed outbuilding has a maximum height of approximately 3.163m, there is a sufficient distance between the outbuilding and all neighbouring dwellings. Due to the separation distance combined with the single storey nature of the development, officers consider that the outbuilding would not be harmful to residents of neighbouring properties in terms of overbearing effects,

visual dominance, or privacy and overlooking issues. There are no identified risks in relation to loss of sunlight and daylight to neighbouring amenity.

For current and any future occupiers of the main dwelling, the amount of remaining useable garden space is considered acceptable.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposed development is considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan and Policy P3 of the National Planning Policy Framework 2026.

Other matters

It is considered appropriate for a condition to be attached to this permission to ensure that the proposed outbuilding remains ancillary to the main dwelling.

The proposal does not involve alterations to access or loss of onsite parking.

Finally, in respect of tree-related matters, RBC Natural Environment (see section 3 above) are also content with the proposals, subject to a condition to ensure working procedures and tree protection measures during the construction, and a further condition to secure the replacement tree, as shown in Section 6.3 Planting Plan of the Arboricultural Report.

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

Landscaping Small Scale (to be approved)

Arboricultural Method Statement (as specified)

Ancillary Use