

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/26/1095 Householder planning permission

Address: 324 TILEHURST ROAD, READING, RG30 2NG

Proposal: Single storey side extension

Applicant: Mr and Mrs C West

Received date: 14/08/2026

Target Decision date: 09/10/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a pre-war, bay fronted, semi-detached dwellinghouse. The property has been subject to refurbishment, loft conversion with rear facing dormer. The property is constructed from traditional brick with tiled pitched roofs and striking gabled fronted front elevation. The application site has a very large rear garden and sits on a generous corner plot. The property has at some point been subject to a single storey rear extension under permitted development rights.

Tilehurst Road is made up of a mixture of semi-detached, terraced and 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.

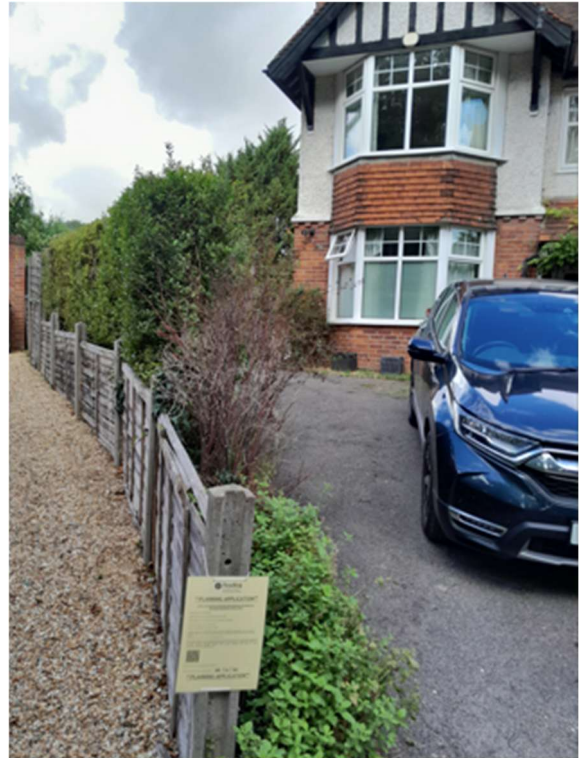
Site visit: 17th September 2026



Aerial image of site.



Looking towards front (south facing) elevation



Looking north into the rear garden of the host property





Looking southeast towards the rear / side elevations of the host property

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a single storey side extension with a shallow pitched roof sloping to the rear and to the front. The extension will project 4.61m to the side of the original property and seamlessly adjoin to the existing single storey rear element. The extension will be set back from the original front elevation and attach to the side of the original property approximately halfway along the side flank wall. effectively tucked around the side.

The development will create a new side door to the property with front facing window, 2 side facing windows and rear facing patio doors, 2 skylights will be placed in the rear facing roof slope. The new materials will match the existing materials to mainly include, bricks, roofing tiles and fenestrations.

The proposed development will create a ground floor bedroom with wet room, ramped access to the side door with internal access into the rest of the property. The development future proofs the property for its occupants.

Plans and documents considered:

Drawing no: 01 – B – Existing & Proposed Plans & Elevations (A) dated Jun 26
Received by the LPA on 14th August 2026



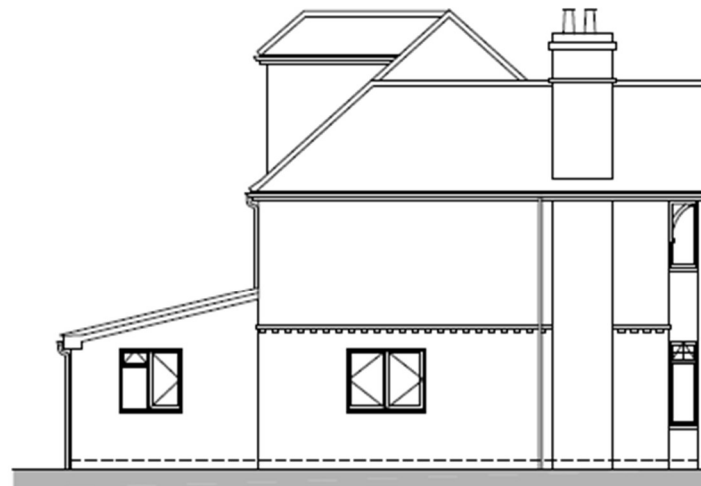
Block Plan



Existing Front Elevation



Existing Rear Elevation

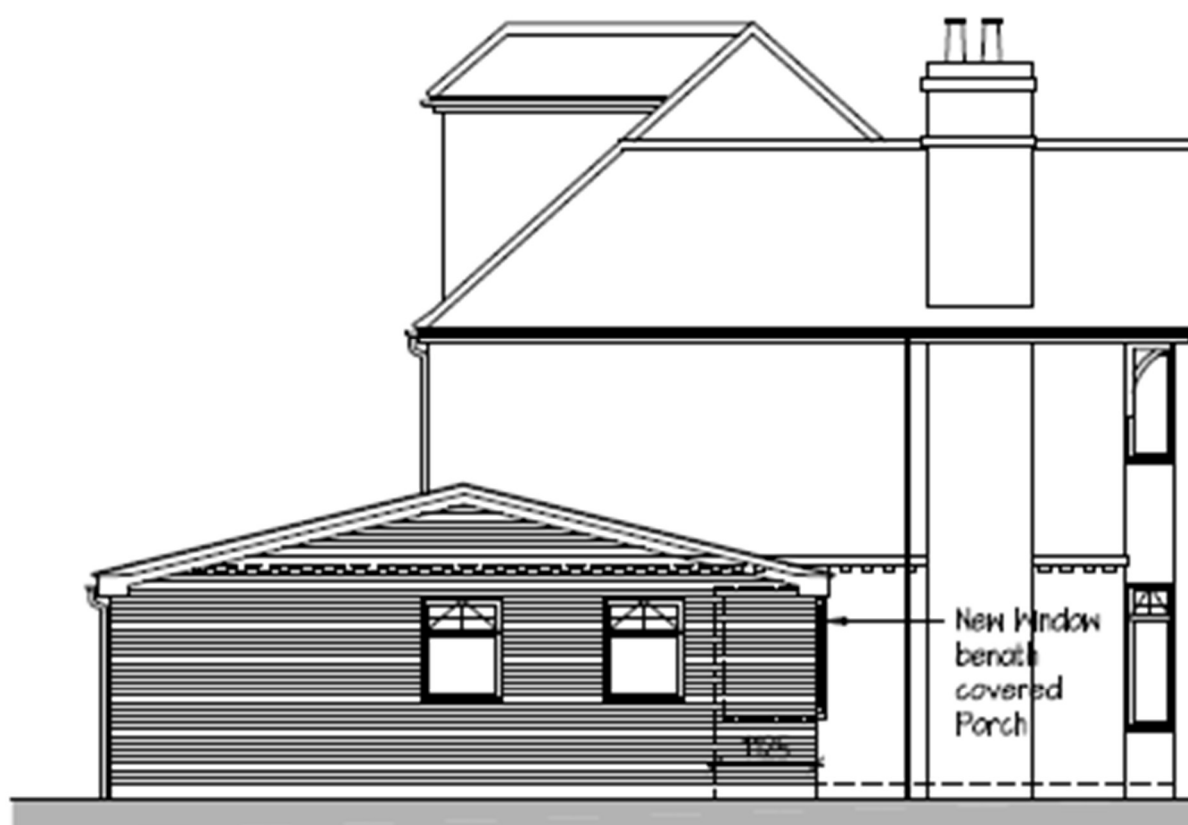


0 1 2 3 Metres
SCALE BAR @ 1-100
Existing Side Elevation



0 1 2 3 Metres
SCALE BAR @ 1-50

Proposed Front Elevation

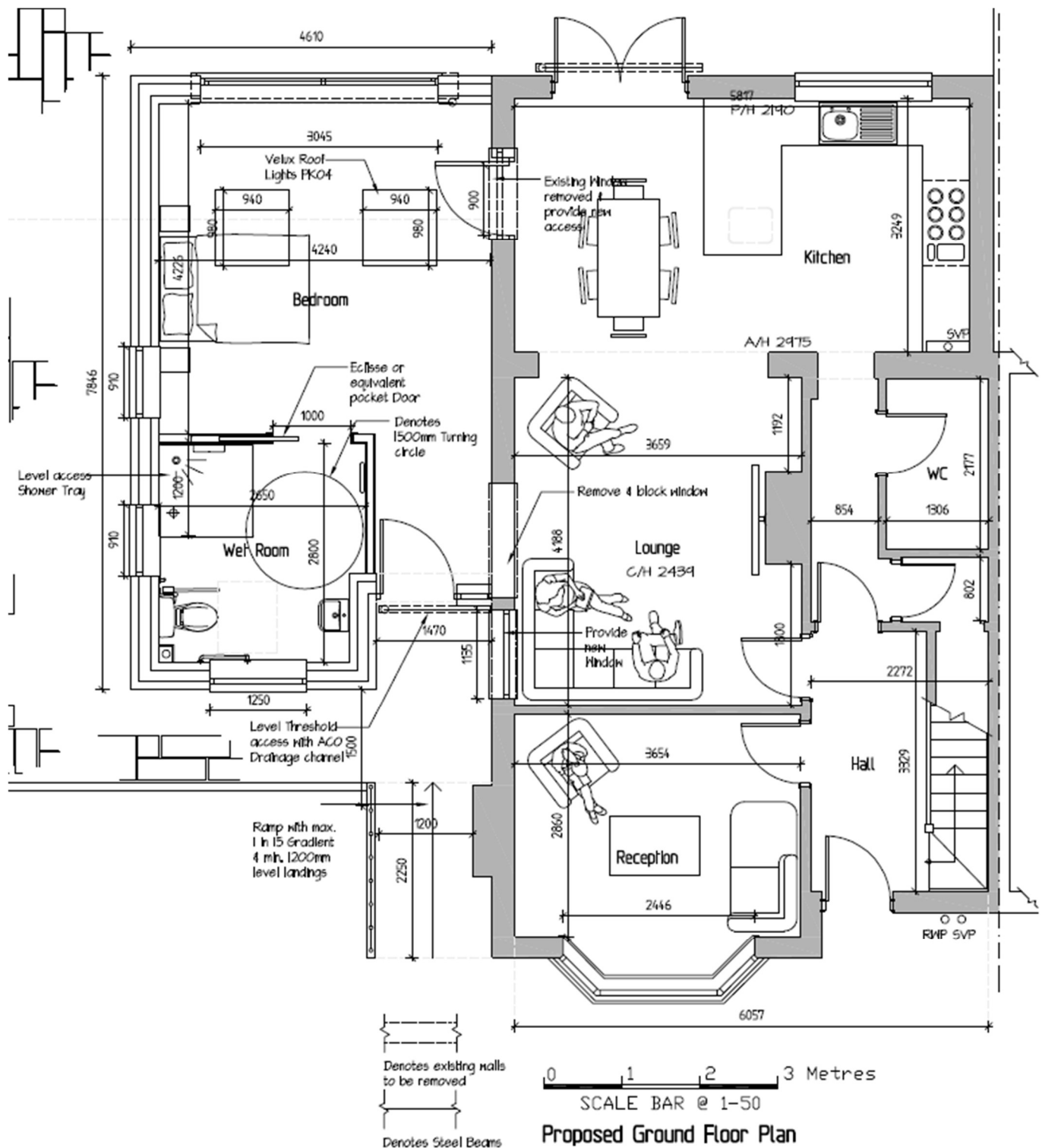


0 1 2 3 Metres
SCALE BAR @ 1-100
Proposed Side Elevation



0 1 2 3 Metres
SCALE BAR @ 1-50

Proposed Rear Elevation



3. RELEVANT PLANNING HISTORY

PL/91/0005, PL/91/0057, PL/12/0394 – various applications for erection of new houses within the rear garden of the host property – historical.

4. CONSULTATIONS

Internal

No internal consultees consulted as part of this application. No tree matters, Transport matters or Ecology matters to resolve.

External

The planning notice was attached to the front fence of the property on 17th September 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)

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 mono-pitch roof to the front is retained/replaced like for like.

The side extension will be set back from the original front elevation, set along the side elevation by approximately 3.7m effectively halfway along the side elevation of the original house before it juts out and extends sideways by circa 4m. The roof of the extension is considered acceptable and adds character to the development, rather than a mono pitch roof with flat roof behind. The development by virtue of its scale and being tucked away down the side of the house is not considered bulky, it is considered subservient to the host property and fits it with the wider streetscene.

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 proposed development is single storey construction and being set back from the road, the development is considered subservient to main house, not considered overbearing and considered acceptable in terms of residential amenity. Nearest neighbouring properties are 12 and 45m respectfully.

The host property retains a larger rear garden and the development itself is not considered harmful to neighbouring residential or visual amenity.

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.

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
PD6