

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/26/1048 Householder planning permission

Address: 23 COLLEGE ROAD, READING, RG6 1QE

Proposal: Single-storey side extensions

Applicant: Mr & Mrs Bromley

Received date: 04/08/2026

Target Decision date: 13/10/2026 (EoT)

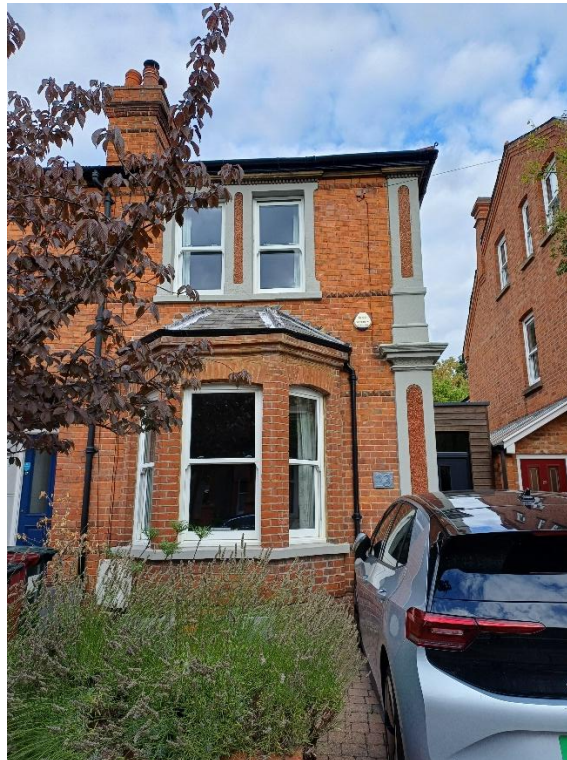
Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached property with an existing single-storey side extension along the boundary with No. 25 College Road. This side element features a flat roof and is used as a porch and utility room. No. 25 College Road also has an existing single-storey side extension, projecting from the northwest wall to the shared side boundary with the application site. The application property is not listed and does not fall within a Conservation Area.

The site is located within an Air Quality Management Area (AQMA) and is subject to an Article 4 Direction, which removes permitted development rights for the conversion of a C3 dwelling to a C4 small HMO.

The surrounding area is predominantly residential.

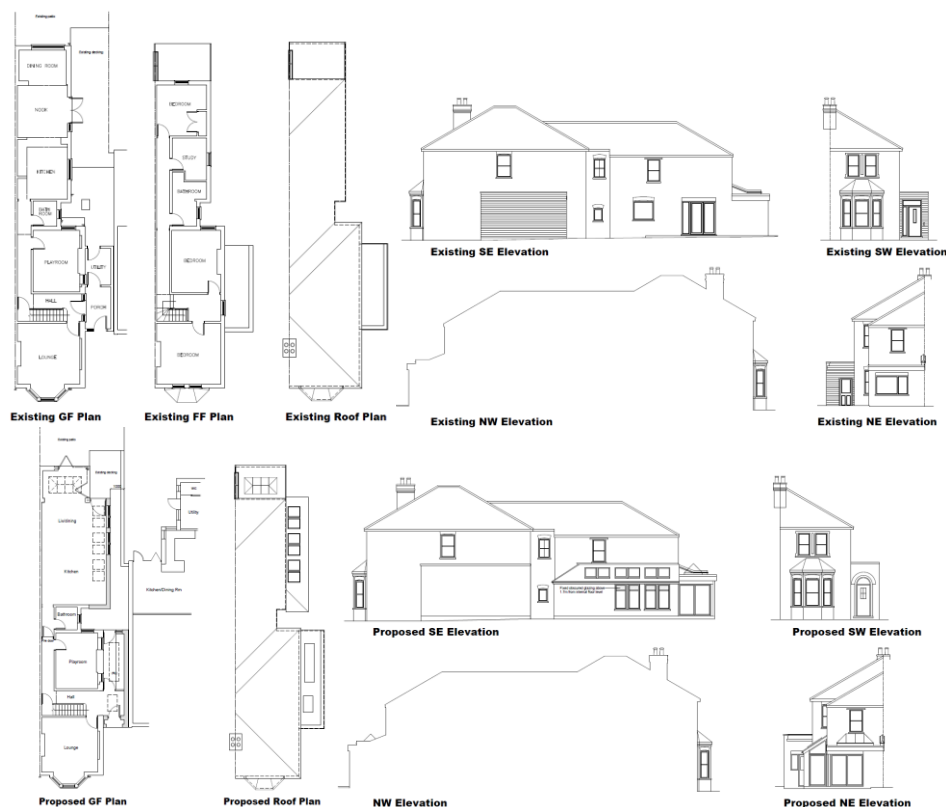


Front view of 23 College Road, taken by the Officer on 9/9/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is to reconstruct the existing side extension with a flat roof, extend it to align with the rear building line of the main house. The proposed extension would measure approximately 7.2m in depth and 3.6m in overall height, which is approximately 0.5m higher than the existing structure.

In addition, the proposal includes a further side extension to the existing two-storey rear extension, measuring approximately 1.6m in width, 8.1m in depth, and 2.5m in eaves height, intended to enlarge the existing kitchen, nook, and dining area. This single-storey side extension would feature a pitched roof incorporating 6 small roof lights, with an overall height of approximately 3.7m. Four windows, with partial fixed obscured glazing above, are proposed within this new extension. The existing single-storey rear extension would have two bi-fold doors installed to the side and rear, replacing the existing rear windows. One new roof light would also be included in this existing element. All proposed bricks and roof slate would match the existing.



Existing and proposed floor plans and elevations

Plans/Documents Considered

- Drawing No. 25/22/01 Rev. A – Existing Plans, dated 05/12/25, received 29/09/2026.
- Drawing No. 25/22/02 Existing Elevations, dated 05/03/26, received 04/08/2026.
- Drawing No. 25/22/03 Rev. A – Proposed Plans, dated 04/08/26, received 29/09/2026.
- Drawing No. 25/22/04 Rev A – Proposed Elevations, dated 04/08/26, received 29/09/2026.

Relevant Planning History

PL/26/0301 – Pre-application advice for single storey side kitchen and porch extension. Advice given 07/05/2026.

3. CONSULTATIONS

A site notice was displayed in front of the application site. The 21-day consultation period was from 9 September 2026 to 29 September 2026.



Site notice photo

One letter of representation has been received which raised concern over the impact on privacy from the four windows less than 1 metre from the boundary which would overlook their property and patio. They advised that the proposal would be acceptable subject to either a reduction in height of the windows or obscuring of the windows.

Communication with the agent:

The application does not fully address the concerns about the patio details and window arrangement raised in the previous pre-application advice report. Nevertheless, having regard to the officer's site visit and the representations received from neighbouring occupiers, the submitted revised plans clarify that the patio is an existing feature and that no new raised patio is proposed as part of the development.

Furthermore, the four side-facing windows within the proposed side extension would be fitted with fixed obscure-glazed panels on the top to minimise any potential adverse impacts on neighbouring privacy.

Further consideration of these matters is set out in the Appraisal section below.

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) – 'proposals should apply a presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF policies S3 to S4).

Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

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)

H10 (Private and Communal Outdoor Space)

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 proposal 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 advice given below and are not considered to be ‘out of date’.

5. 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.

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.

The proposed single-storey side extension would replace the existing timber-framed side extension and

extend to the rear building line of the main dwelling. This would project only approximately 1.3m beyond the footprint of the existing extension. The second single-storey side extension would comprise a narrow element projecting approximately 1.6m from the existing two-storey rear extension. It would be set approximately 1m from the shared boundary and would not extend beyond the rear building line of the existing two-storey element. Accordingly, the overall size, scale and massing of the proposed development are considered proportionate to the host dwelling.

It is acknowledged that the side extension visible from the street scene would be approximately 0.5m higher than the existing extension and noticeably higher than the neighbouring single-storey side extension at No. 25 College Road. However, this is not considered to result in unacceptable harm to the character or appearance of the area. This is primarily because the extension would remain significantly set back from the principal elevation of the dwelling and would align with the established front building line shared with No. 25. Furthermore, the proposed facing bricks and roof slates would match those of the existing dwelling, thereby ensuring a cohesive appearance.

For these reasons, the proposal is not considered to result in material harm to the character and appearance of the host dwelling or the wider street scene. The development is therefore considered to accord with Policies CC7 and H9 of the Reading Borough Local Plan 2019 and Policy DP3 of the NPPF 2026.

Residential Amenity

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 H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours, and that ancillary accommodation, such as granny annexes, will 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 will be provided with functional private or communal open space.

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.

The proposed single-storey side extension along the shared boundary with No. 25 is not considered to give rise to any harmful impacts on residential amenity. No. 25 has an existing single-storey side extension along the shared boundary with the application site, extending to the rear of the main house. Consequently, the proposed element at no.23 along this shared boundary would not be considered to result in an overbearing impact, with loss of light, or overlooking.

With regard to the proposed single-storey element to the side of the existing two-storey rear extension, it is not considered to be overbearing to No. 25, given its modest scale and approximately 1m away from the shared boundary. In terms of loss of light, the proposed depth would not extend beyond a line taken from the midpoint of the nearest habitable room window at No. 25, and is, therefore, acceptable.

Given that the proposal is single-storey, and that the proposed floor-to-ceiling door and four side-facing windows would face towards the shared boundary, together with the fixed obscure glazing to the upper sections of these windows, any harmful impact in terms of overlooking is considered to be limited.

The proposal is therefore considered acceptable in terms of overbearing impact, loss of light and overlooking, and is considered to comply with Policies CC8 and H9 of the Reading Borough Local Plan 2019 and Policy DP3 of the NPPF 2026.

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

Approved with conditions.

Time Limit
Materials (To Match)
Approved Plans
Obscure Glazing