

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/26/1030 Householder planning permission

Address: 4 Evesham Road, Emmer Green, Reading, RG4 8RL

Proposal: Proposed two storey side extension

Applicant: Ms N Brunt

Received date: 31/07/2026

Target Decision date: 29/09/2026

Agreed extension of time until: 13/10/26

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a 3-storey semi-detached dwellinghouse, following a loft conversion. The property has been subject to refurbishment, loft conversion with rear facing dormer and single storey side extension. The property has a ground floor front bay window and is constructed from traditional brick with tiled pitched roofs. The property has a rear garden, and a private frontage partly laid to lawn and a large block paved driveway offering off-street parking for several cars. The property's eastern boundary abuts a neighbouring property site on the corner of Evesham Road and Buckingham Drive, creating a triangular shaped, angled plot of the host property.

There is approximately 1.3 metres difference in height between the host property and the detached neighbour at no.2 Evesham Road.

Evesham Road is made up of semi-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 date: 11th August 2026



Looking towards front, south-westerly facing elevation and rear, north-easterly facing elevation.



Looking towards neighbouring property at no.2 Evesham Close. Note the difference in height between the single storey roof of the host property and the single storey roof of the neighbouring detached property.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a part two-part single storey side extension. The two storey element measures circa 3.2m in width and will largely extend along the flank wall of the side elevation of the original property front to back. The ground floor element of the extension will effectively fill the triangular gap to the side of the property and be constructed on an angle to follow the alignment of the shared boundary treatment with the neighbouring detached property no.2 Evesham Road.

The ground floor side extension will protrude forwards of the original front elevation but not extend forwards of the existing front ground floor bay window. The two-storey element is to be set back and set down.

Whilst the single storey side extension fills the gap (triangular shape) the two-storey extension will remain parallel to the host property.

The proposal includes, windows, doors and roof lights.

Plans and documents considered:

Design and Access Statement (Wallace Bacon Consultants) Ref: CRP/bb/2646

Drawing no: 2646/SK.1 – Site Plan, dated Jul 26

Drawing no: 2646/SK.2 – Site Location Plan, dated Jul 26

Drawing no: 2646/01 – Front Elevations (as Existing as Proposed) dated Jun 26 **superseded**

Drawing no: 2646/02 – Rear Elevations (as Existing as Proposed) dated Jun 26 **superseded**

Drawing no: 2646/03 – Side Elevations (as Existing as Proposed) dated Jun 26 **superseded**

Drawing no: 2646/04 – Ground Floor Plans (as Existing as Proposed) dated Jun 26 **superseded**

Drawing no: 2646/05 – First Floor Plans (as Existing as Proposed) dated Jun 26 **superseded**

Received by the LPA on 31st July 2026

Drawing no: 2646/01 – Front Elevations Rev A (as Existing as Proposed) dated Aug 26

Drawing no: 2646/02 – Rear Elevations Rev A (as Existing as Proposed) dated Aug 26

Drawing no: 2646/03 – Side Elevations Rev A (as Existing as Proposed) dated Aug 26

Drawing no: 2646/04 – Ground Floor Plans Rev A (as Existing as Proposed) dated Aug 26

Drawing no: 2646/05 – First Floor Plans Rev A (as Existing as Proposed) dated Aug 26

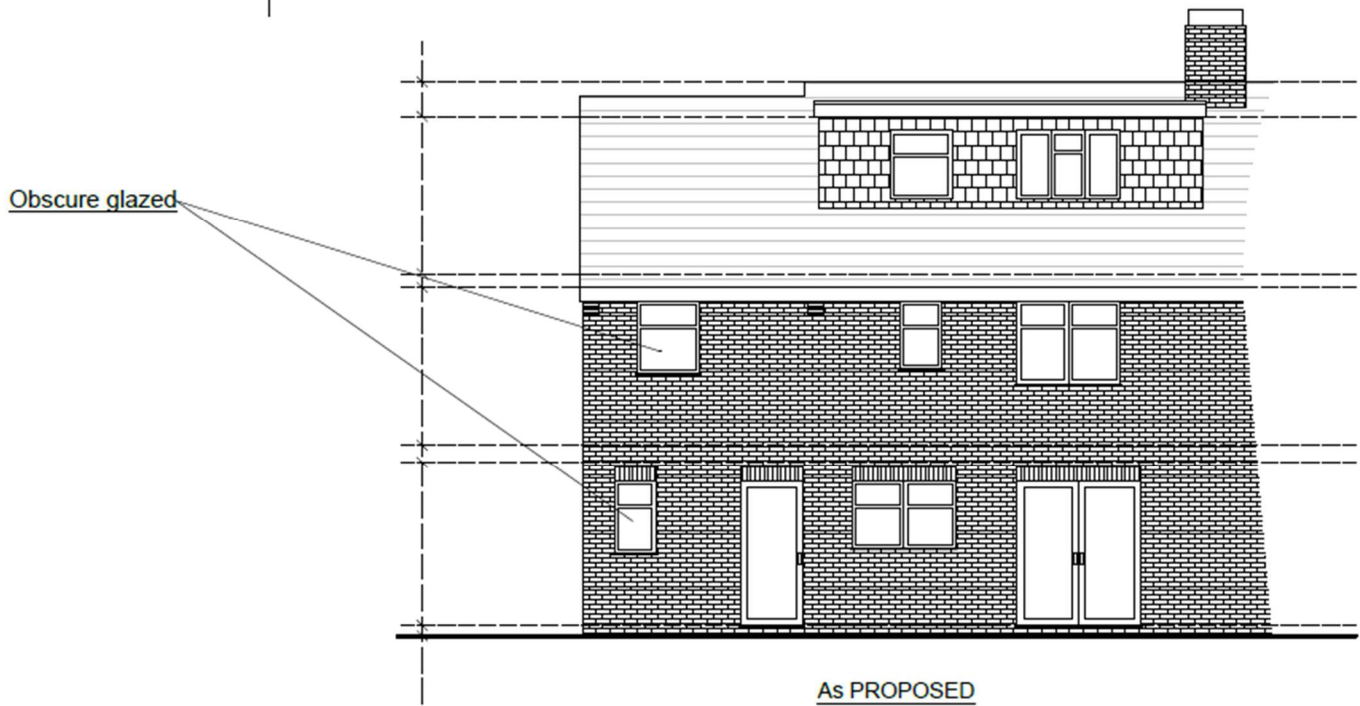
Received by the LPA on 31st July 2026



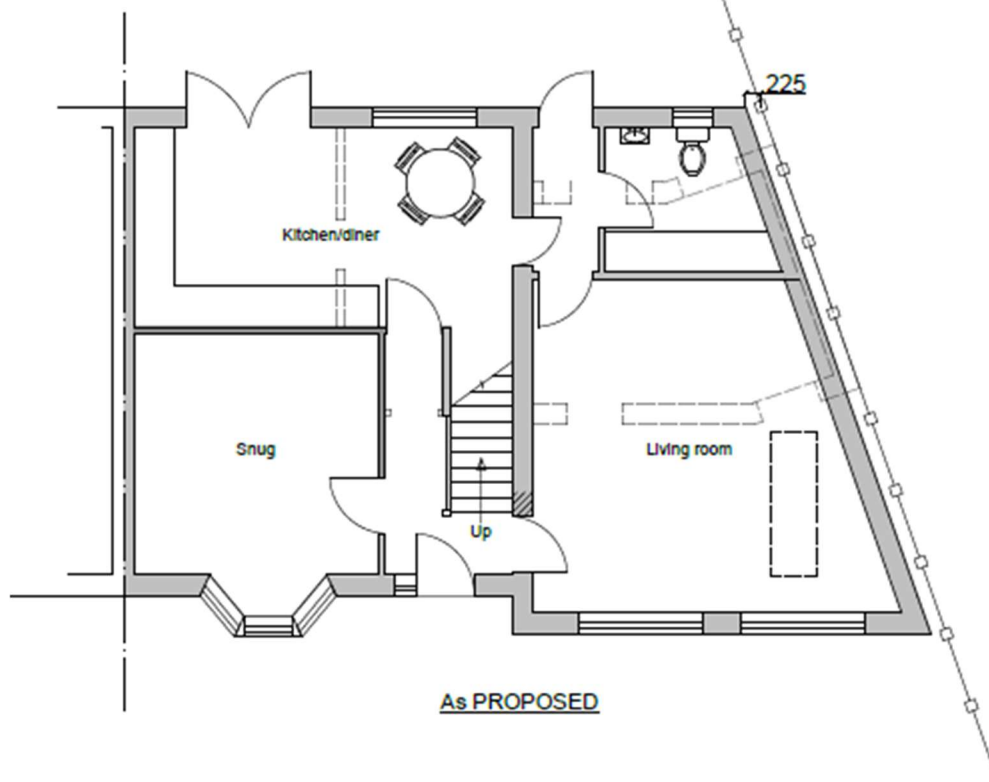
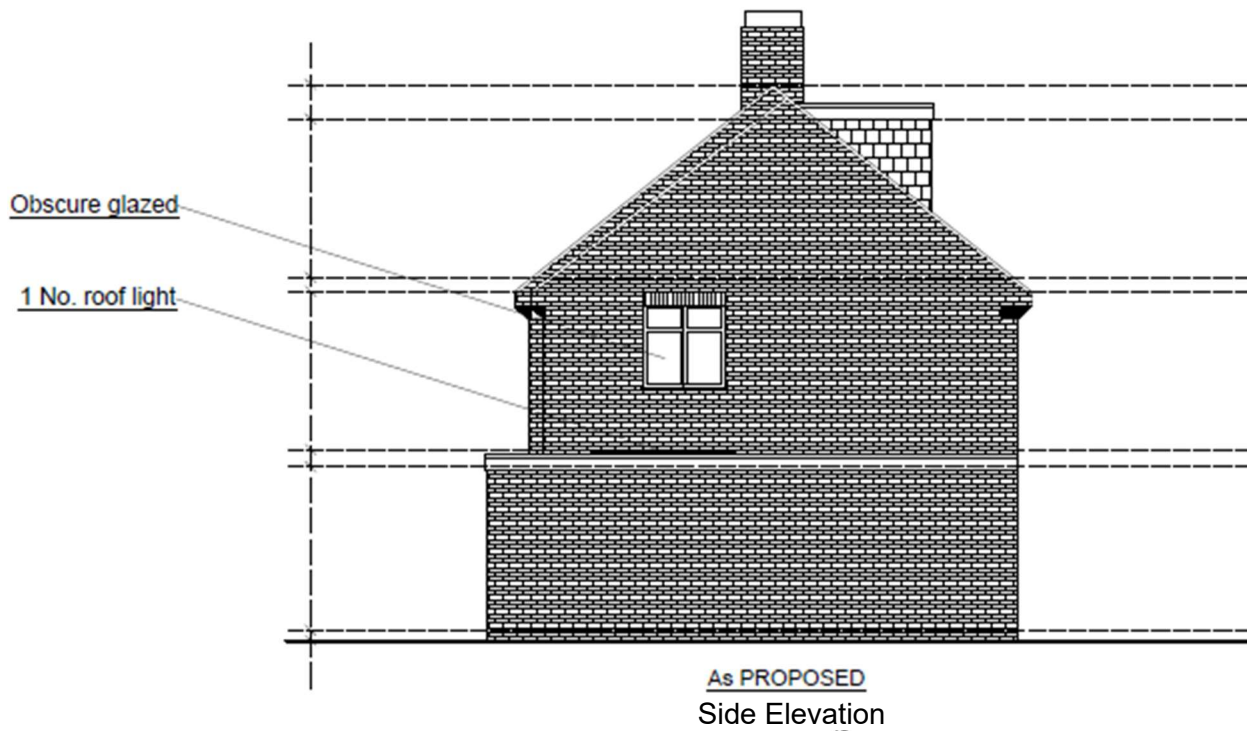
Proposed Block Plan



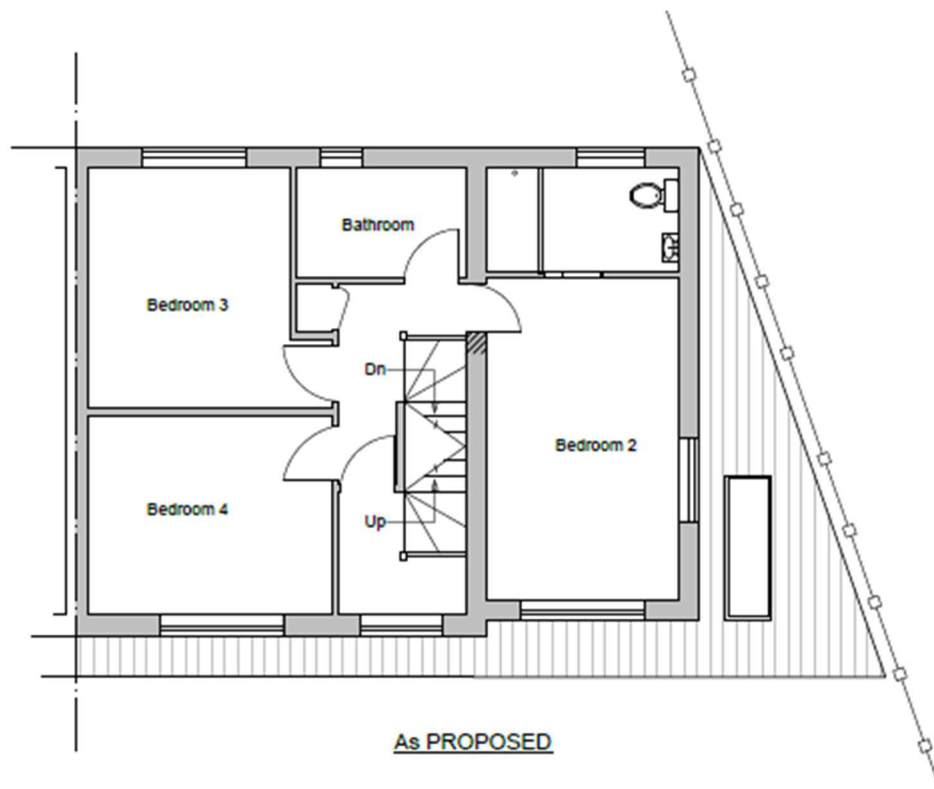
Front Elevation



Rear Elevation



Ground Floor Plan (pulled away from shared boundary)



First Floor Plan (pulled away from shared boundary)

3. RELEVANT PLANNING HISTORY

PL/16/1751 – Part two storey and single storey side extension and single storey rear extension – Approved 2016

PL/15/1350 – Erect a two-storey side extension with rear roof dormer – Refused 2016

4. CONSULTATIONS

Internal

- No internal consultees required for this application

External

A planning notice was attached to the nearest streetlamp column outside the front of the property, whilst a second planning notice was attached to a streetlamp column o/s no.10 Evesham Road on 11th August 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 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

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

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. Following the public examination hearings in February 2026, the plan is now in its final public consultation phase before formal adoption.

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.

By virtue of the difference in ground level between the host property and the detached neighbour, the single storey side extension would appear set down and well screened. The two-storey side extension is considered acceptable in terms of character and appearance; overall bulk is further mitigated by having the new roof set down and front elevation at first floor level set back to protect the original appearance of the host property. The combined extensions overall at this location are considered acceptable in appearance, scale and character due to the large difference in ground height between the host property and the detached neighbouring property.

The single storey extension and the two storey extensions have been pulled away from the neighbouring boundary. Eaves, gutters and downpipes will all be contained within the host property. Furthermore, the materials will match that of the host property in terms of upvc windows, bricks and tiles etc.

A condition will be attached to the decision notice which ensures the extension accommodation remains as ancillary accommodation to the host property. The condition will prevent the rooms approved under this application from being rented out as a separate dwelling.

A further condition will be included within the decision notice which prevents any new openings or windows being placed in the eastern elevation without further planning permission. This will protect the neighbouring amenity in terms of overlooking windows, or the feeling of being overlooked.

The proposed development is considered acceptable in terms of character and appearance 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 single storey side element is considered acceptable in terms of neighbouring amenity by virtue of its location in relation to the neighbours.

The two-storey side extension is pulled away from the boundary and therefore reduces an overbearingness. No new openings or windows are proposed in the eastern elevation to afford an overlooking advantage into neighbouring gardens. Only one new window is proposed in the new extension at first floor level, and this window will serve an ensuite, thus be finished with obscure glazing.

By virtue of the difference in height of approximately 1.3m between the host property and the detached neighbouring property further reduces any feeling of overbearingness.

A condition will be attached to the decision notice which will prevent the occupiers from using the flat roof of the single storey extension as a balcony. This will protect amenity of neighbouring properties.

The proposed development is not considered harmful to amenity, nor is it considered overbearing to neighbours. The proposed development is considered acceptable with policies CC8 and H9 of the Reading Borough Local Plan 2019 subject to conditions.

Transport matters

Policy TR5 states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

The property already benefits from a large block paved driveway which is accessible via a lawful dropped kerb and footway crossing. By virtue of the proposed development and the number of bedrooms increasing, the property will maintain enough off-street parking for a property of this size in line with policy.

The proposed development is compliant with policy TR5 of the Reading Borough Local Plan 2019.

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
M1

PD2
PD5
PD6