

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/26/1188 Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 12 BUCKLAND ROAD, READING, RG2 7SN

Proposal: Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, and 2.9m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Applicant: Mr Samee Ullah

Received date: 03/09/2026

Target Decision date: 15/10/2026

Case Officer: Huimin Chen

Introduction

Under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the 2015 Order"), as amended, the following is allowed:

A single storey rear extension, beyond the rear wall of an end-terraced dwelling, between 3m and 6m in depth, and up to 4m in height

provided the development is not excluded by virtue of the criteria in Paragraph A.1 of the 2015 Order.

The application site is not within a Conservation Area nor have PD rights been withdrawn or restricted by way of a direction made under Article 4 or condition attached to an express planning permission.

Proposal

The proposal falls to be considered under Paragraph A.1 (g) and accordingly Condition A4 applies.

The agent has provided information on the proposed rear extension. The extension would:

- Extend beyond the rear wall of the original dwelling by 6m
- Have a maximum height of 3 m
- Have a height to eaves of 2.9m

Plans Submitted

891_PL-01_P1 Existing and proposed floor plans and elevations, including location plan and block plan, dated 01/09/2026, received on 03/09/2026.

Planning History

None.

Notification

In accordance with the relevant provision of the GPDO 2015 Order, the Local Planning Authority notified on 7 September 2026 the adjoining owners and occupiers at the following addresses:

- 10 Buckland Road, READING RG2 7SN
- 14 Buckland Road, READING RG2 7SN

The 21-day consultation period expired on 28 September 2026. Two objection letters have been received and summarised as follows:

Two representations were received from adjoining occupiers objecting to the proposal. The concerns raised relate to the perceived loss of light and overshadowing to neighbouring living room windows, overbearing impact and loss of outlook arising from the proposed 6m deep rear extension, and the scale of the development in relation to the host dwelling and surrounding area. One objector also referred to an alleged right to light and advised that the submitted rear elevation drawing does not accurately show the existing rear elevation of the property, as there is currently no rear patio door installed.

Planning Officer's note: No site visit was undertaken. The submitted plans, supporting information and representations received from adjoining occupiers provided sufficient information to enable the Local Planning Authority to assess the proposal and determine the application.

Discussions with agent/applicant

As objections were received from both adjoining occupiers, the proposal is subject to assessment of the amenity impacts arising from the larger home extension. The objections raise concerns regarding loss of light, overshadowing, overbearing impact and loss of outlook. Following an initial review, the agent was advised on 7 October 2026 that the proposal was likely to result in unacceptable impacts on neighbouring amenity and that withdrawal of the application should be considered. The agent was further advised that, should no response be received by 13 October 2026, the application would be determined on the basis of the submitted plans and supporting information.

No response was received by the date given by the officer; the application is, therefore, subject to assessment. The detailed assessment is set out in the Appraisal section below.

Officers have worked positively and proactively to consider this proposal within the prescribed timetable.

Policies

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 17: Pollution, Public Protection and Security
 - Policy P3 – Living Conditions and Pollution

National Planning Practice Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

Supplementary Document

Design Guide to House Extensions 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 pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and was Examined in February 2026.

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’.

Appraisal

The proposed development received on 3rd September 2026 has been assessed under Class A, Part 1, of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, (as amended). In accordance with this legislation, adjoining owners and occupiers have been consulted on the proposal and two letters of representation have been received. The prior approval of the Local Planning Authority is, therefore, required as to the impact of the proposed development on the amenity of the adjoining premises.

Residential Amenity

The proposal seeks the construction of a single-storey rear extension projecting 6m beyond the original rear wall of the dwelling with a maximum height of 3m. The extension would be sited immediately adjacent to the shared boundary with No. 10 Buckland Road, and it is in the proximity of No. 14 Buckland Road.

With regard to the amenity impacts on the occupiers of No. 14, which is situated to the east of the application site, the property is separated from the proposed extension by an intervening side access and communal access passage. Given this separation distance and the single-storey nature of the proposal, the extension is not considered likely to result in a material loss of light, outlook, or overbearing impact on the occupiers of that property.

However, No. 10 is an attached property and is located directly to the west of the application property and contains a rear-facing habitable room window situated in close proximity to the shared boundary. Given the extent of the projection and the continuous 3m-high flank wall proposed along the common boundary, the development would introduce a substantial built form where presently there is a more open aspect. The depth and height of the extension, when combined with its proximity to the neighbouring rear-facing window and rear garden, would give rise to an overbearing impact on the occupiers of No. 10. The proposed wall would dominate views from the neighbouring window and materially reduce the outlook available from that property. As a result, the extension would appear unduly dominant when viewed from both the habitable room and private rear amenity space at No. 10.

Furthermore, the scale and siting of the extension would reduce the amount of daylight and sunlight available to No. 10 Buckland Road. Due to the orientation of the site and the proposed positioning of the extension along the shared boundary, the development would cast additional shadowing over the neighbouring window and rear garden, particularly during afternoon and evening periods and during the winter months when the sun is lower in the sky. Whilst some degree of impact is inevitable from extensions of this nature, in this instance the combined effect of the extension's 6m projection and 3m height would result in a material loss of light.

Having regard to the scale, depth and siting of the proposed extension, the Local Planning Authority considers that the proposal would have an unacceptable impact on the amenity of No.10 Buckland Road, by reason of loss of light, overshadowing, loss of outlook and overbearing impact. Accordingly, prior approval is required and refused.

Other matters

It is noted that the rear window and door arrangement shown on the existing rear elevation is not consistent with that shown on the existing ground floor plan. In particular, the existing ground floor plan does not indicate the presence of a patio door on the rear elevation. This discrepancy was also raised by one of the objectors.

Furthermore, the proposed floor plan does not identify the intended use of the single-storey rear extension. Whilst this matter does not alter the assessment of the current application, the applicant is advised that any future application should clearly identify the proposed use of all new internal spaces to enable a comprehensive assessment of the proposal.

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.

Recommendation

Refuse Prior Approval

Reasons:

1. The proposed single-storey rear extension, by reason of its depth, height and siting adjacent to the boundary shared with No. 10 Buckland Road, would result in a material loss of light, overshadowing, an overbearing impact and a reduction in outlook to the occupiers of the adjoining property. The proposal would therefore have an unacceptable impact on the amenity of adjoining premises and fails to satisfy the requirements of Paragraph A.4(7) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This conclusion is supported by Policy P3 of the National Planning Policy Framework 2026 and Policies CC8 and H9 of the Reading Borough Local Plan 2019. Accordingly, Prior Approval is refused.

Informatives:

1. Consideration was given to the following information received by the Local Planning Authority:

891_PL-01_P1 Existing and proposed floor plans and elevations, including location plan and block plan, dated 01/09/2026, received on 03/09/2026.

2. The Local Planning Authority has worked positively and proactively with the agent to advise the agent of the shortcomings of the proposal and provide an opportunity for the application to be withdrawn prior to a decision being made. As no response was received by the date specified, the decision to refuse the application has been taken.