

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/26/0893 Householder planning permission

Address: 463 BASINGSTOKE ROAD, READING, RG2 0JF

Proposal: Proposed Single Storey 6 meters Rear Extension and Side Extension

Applicant: Dr Muhammad Yaqoob

Received date: 06/07/2026

Target Decision date: 16/10/2026 (EoT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a semi-detached dwelling situated on the eastern side of Basingstoke Road. The site includes an existing pergola within the rear garden and a single-storey storage building to the side. The property is not a listed building and is not located within a Conservation Area. The site does, however, fall within the designated Air Quality Management Area. The surrounding area exhibits a mixed character, with predominantly commercial and industrial uses located to the west of Basingstoke Road, while the area to the east is predominantly residential in nature and characterised by semi-detached dwellings.



Front view of 463 Basingstoke Road, taken 21/08/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for single-storey side and rear extensions.

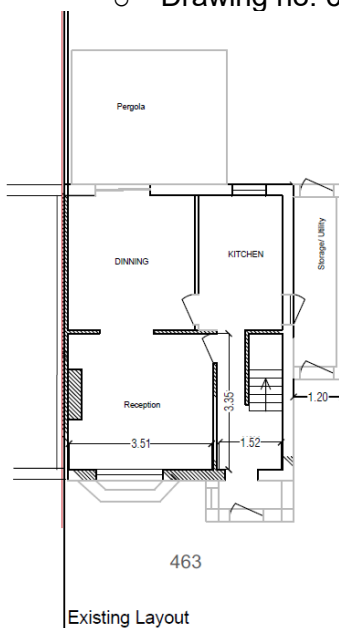
With regard to the proposed single-storey rear extension, it would have a flat roof incorporating 4 roof lights. It would measure 6m in depth and 3m in overall height, intended to be used as an open kitchen lounge. The proposed rear extension would have one rear-facing window and door, respectively. One side-facing door would lead to the new single-storey side extension, which is intended to be used as a storage space. The new single-storey side extension would measure approximately 1.2m in width and extend from

the front building line of the main house to the end of the proposed single-storey rear extension, having front and rear doors. It would have a sloping roof with ca 2.4m in eave height and 3m in total height.

With regard to the materials, the proposed wall would use red bricks, and windows would be double-glazed. Rainwater goods would be black uPVC. All proposed materials would match those of the existing.

Plans Considered (The submitted plans contain a number of drafting inconsistencies and discrepancies. These matters are set out in detail within the Appendix to this report.)

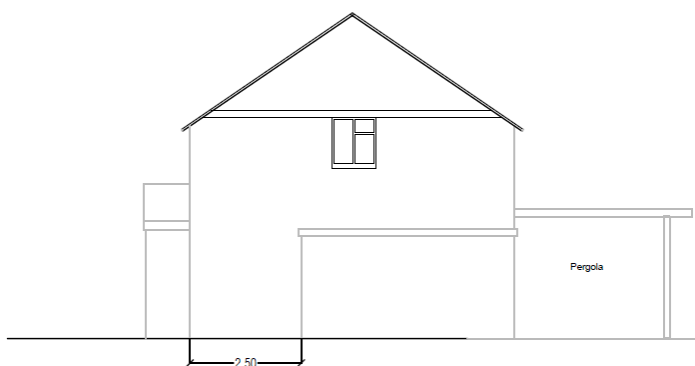
- Design and access statement, dated 03/07/2026, received 06/07/2026.
- Location Plan, dated 16/07/2026, received 06/07/2026.
- Drawing no. 2 – Block Plan, dated 27/06/2026, received 06/07/2026.
- All plans merged, received 06/07/2026.
 - Drawing no. 3 – Existing and proposed ground floor plans
 - Drawing no. 4 – Existing and proposed front and rear elevations
 - Drawing no. 5 – Existing and proposed south elevations
 - Drawing no. 6 – Existing and proposed north elevations



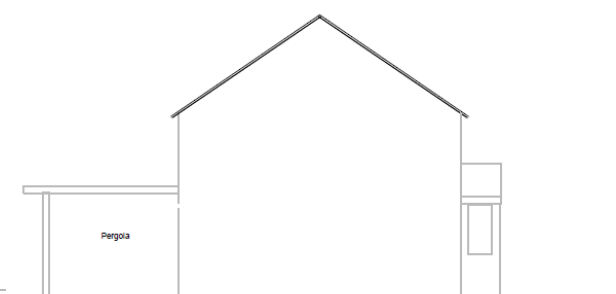
EXISTING FRONT ELEVATION



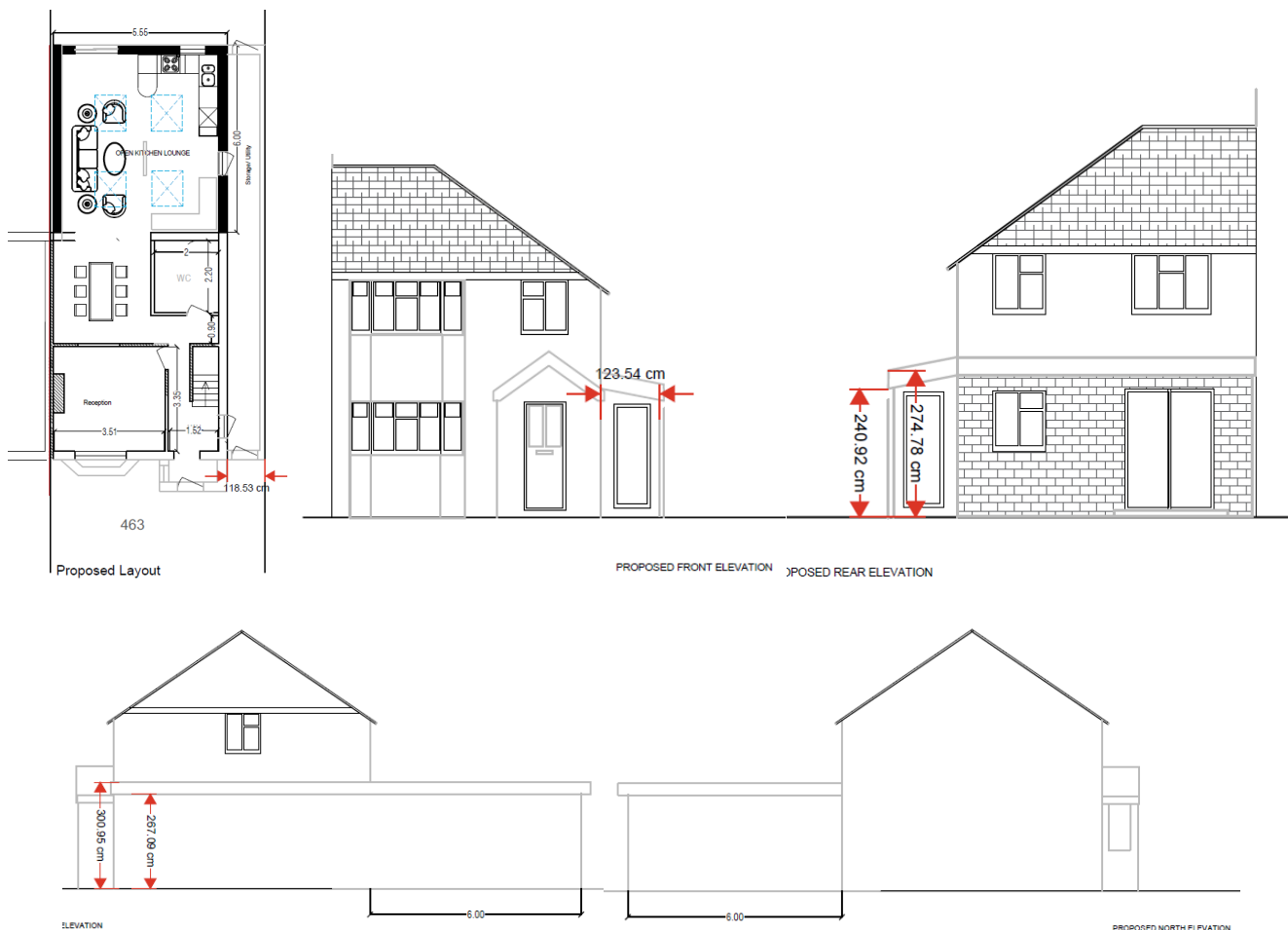
EXISTING REAR ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



Existing and proposed floor plans and elevations

3. RELEVANT PLANNING HISTORY

Application site

PL/17/1609 (463 Basingstoke Road) - Rear extension measuring 6.00m in depth, with a maximum height of 3.10m, and 2.925m 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. Prior Approval Not Required 11/10/2017.

Neighbouring sites

PL/18/2042 (459 Basingstoke Road) - Rear extension measuring 5m in depth, with a maximum height of 3.10m, and 2.925m 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. Prior Approval Not Required 19/12/2018.

PL/19/1212 (457 Basingstoke Road) - Rear extension measuring 6.0m in depth, with a maximum height of 3.0m, and 3.0m 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. Prior Approval Not Required 03/09/2019.

PL/18/0504 (453 Basingstoke Road) - Rear extension measuring 6 metres in depth, with a maximum height of 2.85 metres, and 2.7 metres 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 (amended). Prior Approval Not Required 30/04/2018.

4. CONSULTATIONS

Public consultation: A site notice was displayed on 21st August 2026 in front of the application site. The 21-day consultation period ended on 11th September 2026. No letters of representation have been received.



Site notice photo

RBC legal advice in terms of prior approval PL/17/1609: As the 2019 amendments removed the time limitation and completion requirements for larger home extensions. It is likely that the prior approval under PL/17/1609 remains capable of being relied upon notwithstanding that the extension was not fully constructed. On that basis, whether any works were undertaken pursuant to the 2017 prior approval is unlikely to affect the legal position.

Communication with the agents: There have been two agents acting on behalf of the applicant during the course of this application.

Following an assessment of the submitted proposal, the case officer advised the first agent that the proposed wraparound single-storey side and rear extension was not considered acceptable. This was due to its large scale with an excessive depth and projection of the extension, which would give rise to an overbearing impact and an unacceptable loss of light to the adjoining property. As such, the proposal was considered contrary to Policies CC8 and H9 of the Reading Borough Local Plan 2019 and Policy P3 of the National Planning Policy Framework 2026.

During subsequent correspondence, the first agent proposed removing the wraparound element and reducing the depth of the rear extension to 5m. In response, the case officer advised that the removal of the wraparound element, combined with a further reduction in depth to a 4m single-storey rear extension, would be more likely to result in an acceptable form of development. An extension of time was therefore agreed to allow revised plans to be submitted.

No revised plans were received by the agreed deadline. Instead, the applicant instructed a second agent to assume responsibility for the application.

The second agent subsequently advised that the wraparound element would be removed but maintained that the proposed 6m-deep rear extension should be retained. It was suggested that a chamfered corner design could overcome any harmful impacts in respect of loss of light. The second agent also requested that Prior Approval reference PL/17/1609 be taken into account as a fallback position. No revised plans reflecting these amendments were submitted.

The case officer subsequently advised that the revisions described within the correspondence would not overcome the identified concerns and were therefore unlikely to be considered acceptable. Potential

alternative options capable of resulting in a more favourable assessment were identified and communicated to the agent. A further extension of time was agreed until 16 October 2026, with revised plans requested by 6 October 2026 to allow adequate time for consideration. In response, the agent submitted one image, attached below, to illustrate the proposed amendments. No formal revised plans or supporting drawings were received.

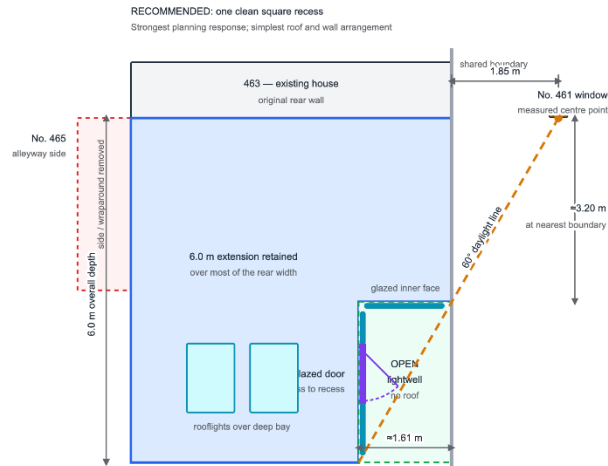


Image submitted by the second agent on 06/10/2026

Planning Officer's note: The agent suggested the removal of the wraparound element while retaining a 6m-deep rear extension incorporating a chamfered corner design. A detailed assessment cannot be made in the absence of formal revised plans. Nevertheless, based on the information available, it is considered likely that the resulting extension would remain excessive in size and scale and would not appear proportionate to the host dwelling. In addition, the proposed chamfered corner arrangement appears to have been introduced primarily to mitigate impacts on the neighbouring property rather than as an integral design feature. As such, it would likely result in an awkward addition of development that would fail to achieve a high-quality design or appropriately reflect the character and appearance of the existing dwelling. Consequently, the proposal would conflict with Policy CC7 of the Reading Borough Local Plan 2019 and Policy DP3 of NPPF 2026.

Whilst the suggested amendments could reduce the extent of the identified loss of light and overbearing impacts on neighbouring occupiers, they would not overcome the concerns relating to the size, scale, design of the extension, or the harm identified to the character and appearance of the host dwelling. As such, the development would remain unacceptable.

The case officer has worked proactively and positively with the agent and applicant throughout the application process, providing advice on the identified shortcomings of the proposal and opportunities to submit amended plans. **However, no mutually acceptable amendments could be agreed, and no formal revised plans were submitted. Accordingly, the application has been assessed and determined on the basis of the plans originally submitted. A detailed assessment of the proposal is provided in the Appraisal section below.**

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) – ‘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)

SPD

Design Guide to House Extensions SPD 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 application 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 appraisal below and are not considered to be ‘out of date’.

6. APPRAISAL

Principle of the Proposal

It is noted that the site benefits from a Prior Approval Not Required decision under reference PL/17/1609, granted in 2017 for the erection of a single-storey rear extension measuring 6.0m in depth, with a maximum height of 3.1m and an eaves height of 2.925m. The agent has indicated that this prior approval was implemented through the undertaking of groundworks. However, at the time of the officer's site visit, no rear extension had been constructed.

The current proposal seeks planning permission for a single-storey wraparound side and rear extension. As such, it constitutes a materially different form of development from that approved under Prior Approval reference PL/17/1609 and must be assessed on its own merits against the relevant national and local planning policies.

Furthermore, the prior approval process for larger home extensions is limited in scope and does not involve a full assessment against the development plan or all material planning considerations. Consequently, it is not considered reasonable to afford significant weight to Prior Approval reference PL/17/1609 as a fallback position in determining this householder application, which requires a comprehensive assessment against the relevant national and local planning policies.

With regard to the legal status of Prior Approval reference PL/17/1609, the Council's Legal Services Team has advised that, following the 2019 amendments which removed the time limitation and completion requirements for larger home extensions, it is likely that the prior approval remains capable of being relied upon notwithstanding that the approved extension may not have been completed. However, the formal determination of the lawfulness or implementation status of that prior approval falls outside the scope of the current application. Should the applicant wish to obtain formal confirmation of its legal position, they are advised to submit an appropriate Certificate of Lawfulness application.

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 and rear wraparound extension would substantially increase the footprint and overall bulk of the dwelling. Having regard to its cumulative size, scale and projection, the development would represent a disproportionate addition that would appear excessive in relation to the host property. The proposal is therefore not considered to constitute a proportionate form of development. Accordingly, the proposal is contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019 and Policy DP3 of NPPF 2026.

It is acknowledged that a number of properties within the surrounding area have rear extensions extending approximately 5-6m beyond the original rear elevation. However, these developments were either undertaken under permitted development rights, approved through the prior approval process for larger home extensions, or may have become lawful through the passage of time. Such developments have not necessarily been assessed against the full range of national and local planning policies applicable to householder planning applications. As such, they carry limited weight in the assessment of the current proposal.

The proposal before the Council includes a wraparound side and rear extension and must therefore be assessed on its own planning merits against the relevant development plan policies and material considerations.

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.

No side-facing windows are proposed as part of the development, and sufficient private garden space would remain following completion of the works. Therefore, no concerns are raised in relation to overlooking, loss of privacy, or the provision of private amenity space.

The proposed wraparound extension would project approximately 6m beyond the rear elevation of the host dwelling and would extend beyond the 60-degree line drawn from the nearest habitable room windows serving both adjoining properties, Nos. 461 and 465 Basingstoke Road. As a consequence, the development would result in a material loss of light to both neighbouring occupiers.

Furthermore, by reason of its excessive size, scale and siting adjacent to the shared boundaries with both neighbouring properties, the proposal would create an unduly dominant form of development and would give rise to an overbearing impact on the occupiers of Nos. 461 and 465 Basingstoke Road.

The submitted plans also contain inconsistencies regarding the extent of the application site. In particular, the red line boundaries shown on the existing and proposed block plans do not correspond with those shown on the Location Plan. If the red line shown on the Location Plan is taken to be correct, the proposed wraparound element would extend up to, or potentially across, the shared boundary with No. 465 Basingstoke Road. This further reinforces concerns regarding the scale, siting and overbearing nature of the proposed development.

Taking all of the above into account, the proposal would result in an unacceptable loss of light and an overbearing impact on the occupiers of the adjoining properties, contrary to Policies CC8 and H9 of the Reading Borough Local Plan 2019 and Policy P3 of the National Planning Policy Framework 2026.

7. CONCLUSION

In conclusion, the proposed single-storey side and rear wraparound extension would result in a footprint that exceeds that of the existing dwelling and would constitute an excessive addition in terms of its size, scale and massing. The development would not appear proportionate to the host dwelling and would fail to respect its character and appearance. The proposal is therefore contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019 and Policy DP3 of the National Planning Policy Framework 2026.

Furthermore, the proposed extension would project approximately 6m beyond the rear elevation of the dwelling and would extend beyond the 60-degree line drawn from the nearest habitable room windows serving both adjoining properties, Nos. 461 and 465 Basingstoke Road. As a result, the development would give rise to an unacceptable loss of light. In addition, by reason of its excessive size and its siting

along the shared boundaries, the proposal would create an unduly dominant and overbearing form of development to the detriment of the living conditions of neighbouring occupiers. Accordingly, the proposal is contrary to Policies CC8 and H9 of the Reading Borough Local Plan 2019 and Policy P3 of the National Planning Policy Framework 2026.

RECOMMENDATION

REFUSE

Due to the following reasons:

1. The proposed single-storey side and rear wraparound extension would result in a footprint that exceeds that of the existing dwelling and would constitute an excessive addition in terms of its size, scale and massing. The development would not appear proportionate to the host dwelling and would fail to respect its character and appearance. The proposal is therefore contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019 and Policy DP3 of the National Planning Policy Framework 2026.
2. The proposed extension would project approximately 6m beyond the rear elevation of the dwelling and would extend beyond the 60-degree line drawn from the nearest habitable room windows serving both adjoining properties, Nos. 461 and 465 Basingstoke Road. As a result, the development would give rise to an unacceptable loss of light. In addition, by reason of its excessive size and its siting along the shared boundaries, the proposal would create an unduly dominant and overbearing form of development to the detriment of the living conditions of neighbouring occupiers. Accordingly, the proposal is contrary to Policies CC8 and H9 of the Reading Borough Local Plan 2019 and Policy P3 of the National Planning Policy Framework 2026.

APPENDIX: Drawing Discrepancies and Drafting Issues

A number of discrepancies and drafting inconsistencies have been identified within the submitted plans and supporting documentation. Had the application been considered acceptable in principle, the applicant would have been requested to rectify these matters prior to the issuing of any planning permission. The identified issues are summarised below:

1. The submitted Design and Access Statement states that, 'A single storey side extension approximately 1.4m metres wide'. However, the submitted proposed plans and elevations indicate that the extension would measure approximately 1.2m in width.
2. The proposed ground floor plan indicates that no gap would remain between the side elevation of No. 463 Basingstoke Road and the proposed extension adjacent to No. 465 Basingstoke Road. However, the submitted proposed elevations appear to show that a gap would remain.
3. The width of the proposed single-storey side extension is not shown consistently between the submitted floor plans and elevations.
4. The proposed rear elevation indicates that the single-storey side extension would incorporate a mono-pitched roof. However, the submitted south elevation does not accurately reflect this roof form.
5. The red line boundary shown on the submitted block plans is inconsistent with that shown on the submitted Location Plan.