

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/26/1018 Householder planning permission

Address: 7 MEADOWCROFT ROAD, READING, RG2 8RJ

Proposal: Single storey rear extension, front porch and internal alterations

Applicant: Mr Brou Marcel Ehouman

Received date: 29/07/2026

Target Decision date: 16/10/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a 2-storey, chalet style, semi-detached dwellinghouse. The property is constructed from traditional brick and tiled pitched roofs with flat roofed front dormers.

The adjoining property has been subject to a 2-storey flat-roofed extension whilst the detached neighbouring property has been subject to a part two, part single storey rear extension with pitched and hipped roof.

The area is predominantly residential, the properties have characteristic 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: 15th September 2026



Looking towards the north facing – front elevation



Looking towards the corner of the rear elevation



Looking towards the south facing – rear elevation



Looking towards the south facing – rear elevation



Extent of rear garden

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a single storey rear part wrap around extension, effectively L shaped and finished with a flat roof construction. The rear extension will have a projection of 2.5m, and eaves height of 2.8m and a overall height of 3m. New Bi-Fold doors will be added to the rear elevation giving access from the kitchen diner into the garden, whilst a large window will be added to the rear elevation providing daylight into the newly formed study. The existing ground floor side window will be reduced in size and fitted with obscure glazing.

The proposed development also includes a new porch to the front elevation. The porch will be project 1m from the furthest most front elevation, measure 2.4m in width and have an overall height of 2.9m. The porch will be constructed from brick and finished with a flat roof, upvc front door and glazing with windows on front of porch.

Due to the unconventional floor plan and the layout of the study accessed from the lounge with its own window and means of escape, the decision notice will include a condition to prevent the study being rented out as a separate bedroom. The use of the property must remain ancillary to the host property.

Plans and documents considered:

Drawing no: 7MR/30052026/Rev B – Proposal for Single Storey Rear Extension, Front Porch and Internal Alterations, dated May 26

Fire: Reasonable Exception Statement

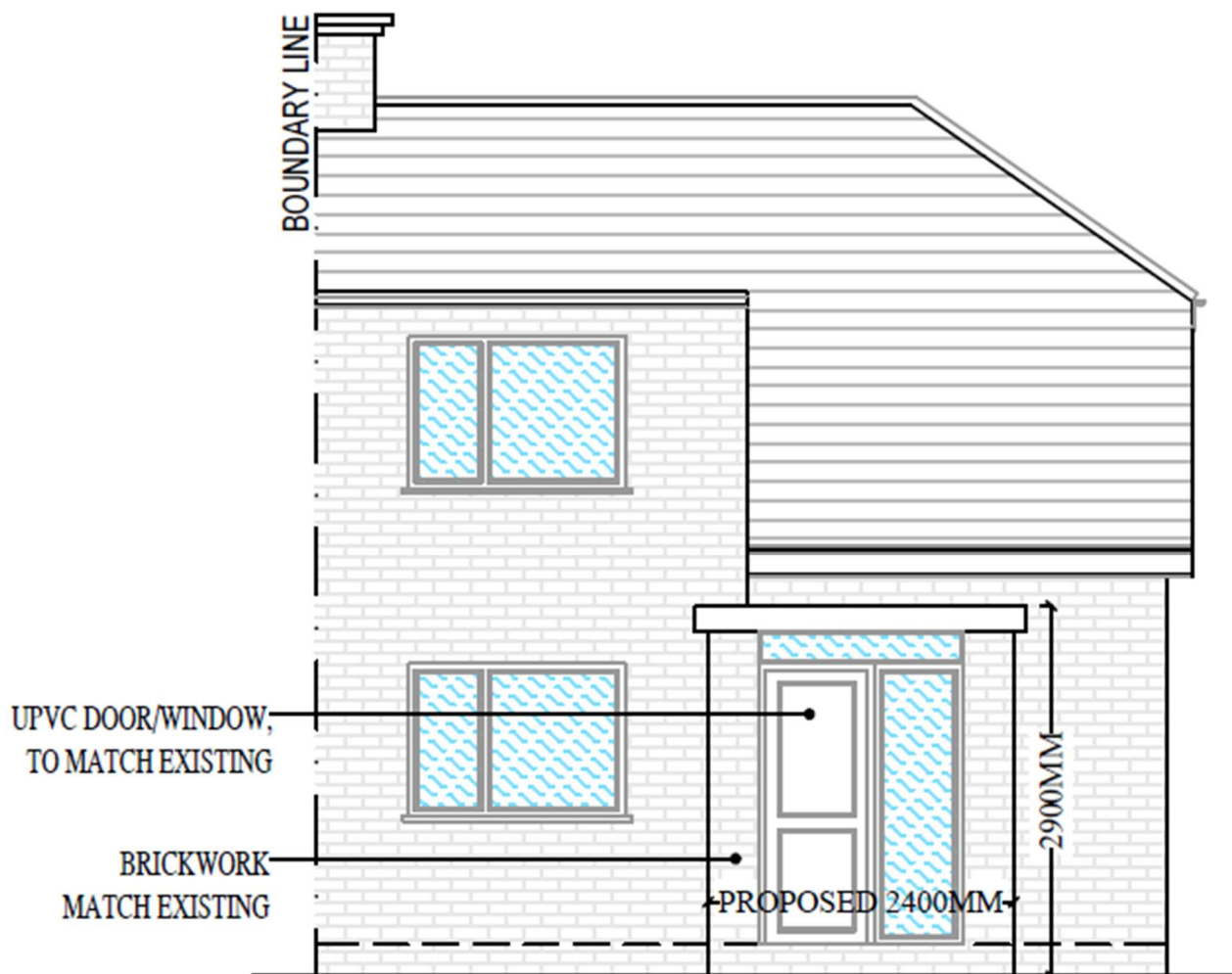
Biodiversity Checklist

Received by the LPA on 29th July 2026

Ref: GHA/DS/162340:26 - Tree Survey and Arboricultural Impact Assessment (GHA Trees) dated Aug 26

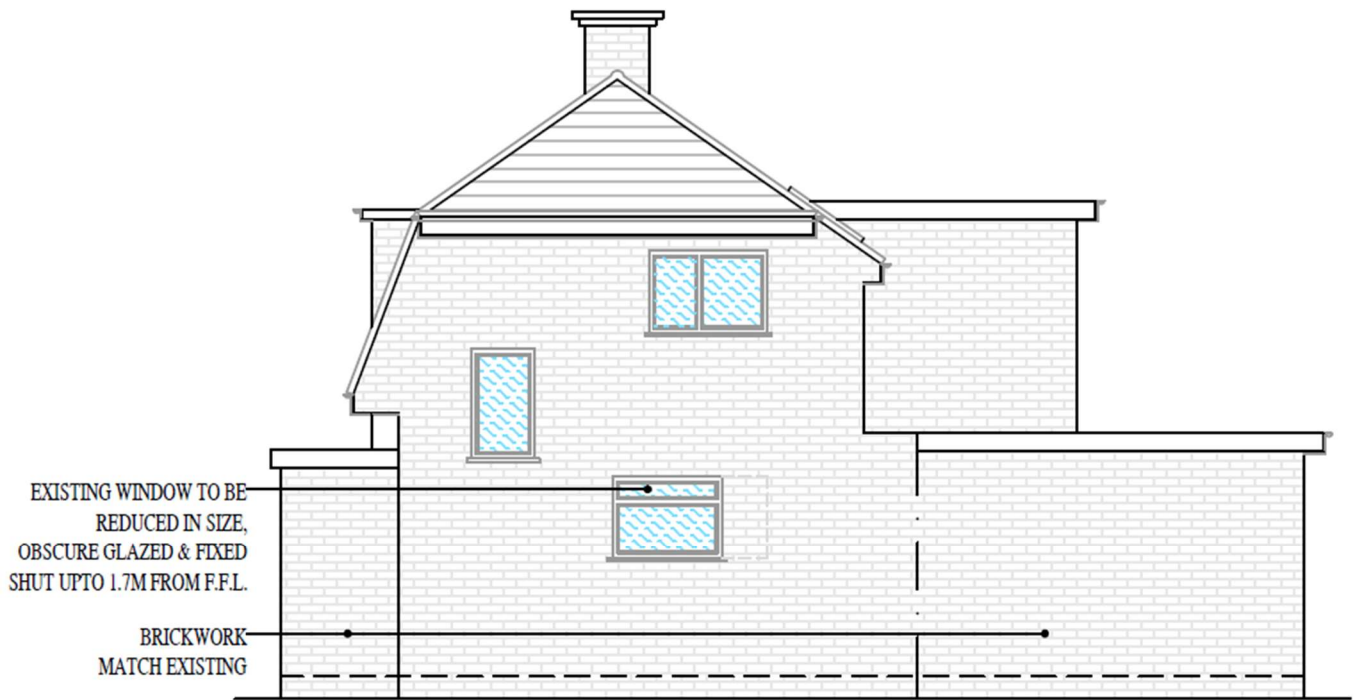
Tree Protection Plan (GHA Trees) dated Aug 26

Received by the LPA on 21st August 2026



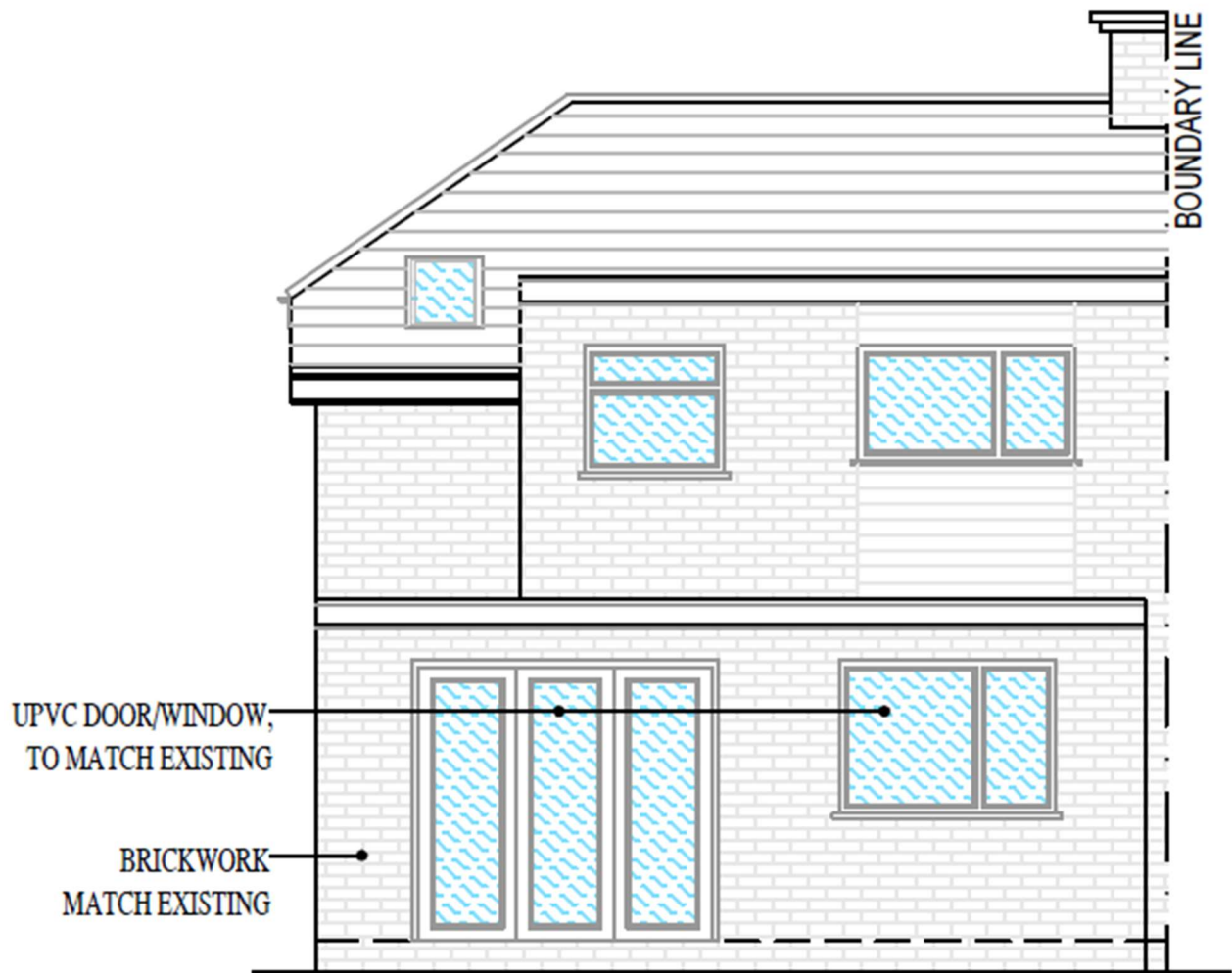
PROPOSED FRONT ELEVATION

SCALE 1:100



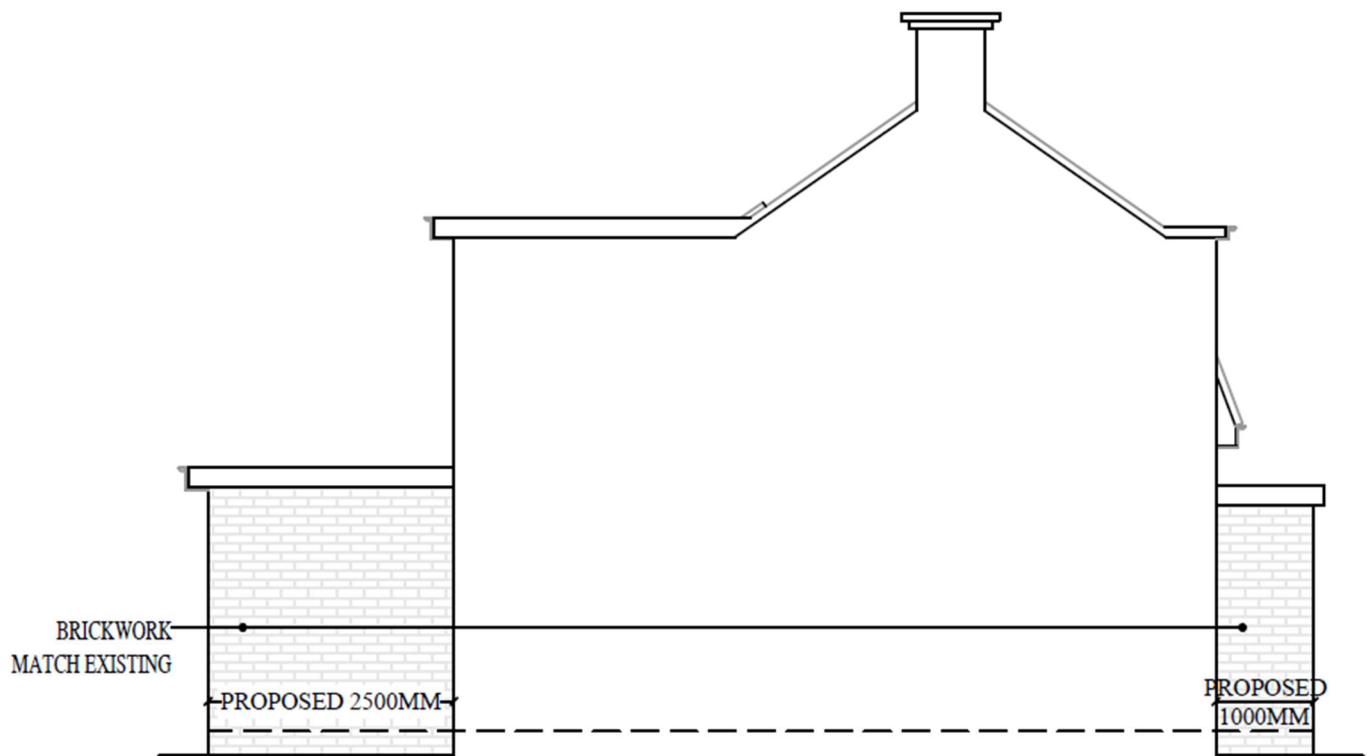
PROPOSED SIDE ELEVATION

SCALE 1:100



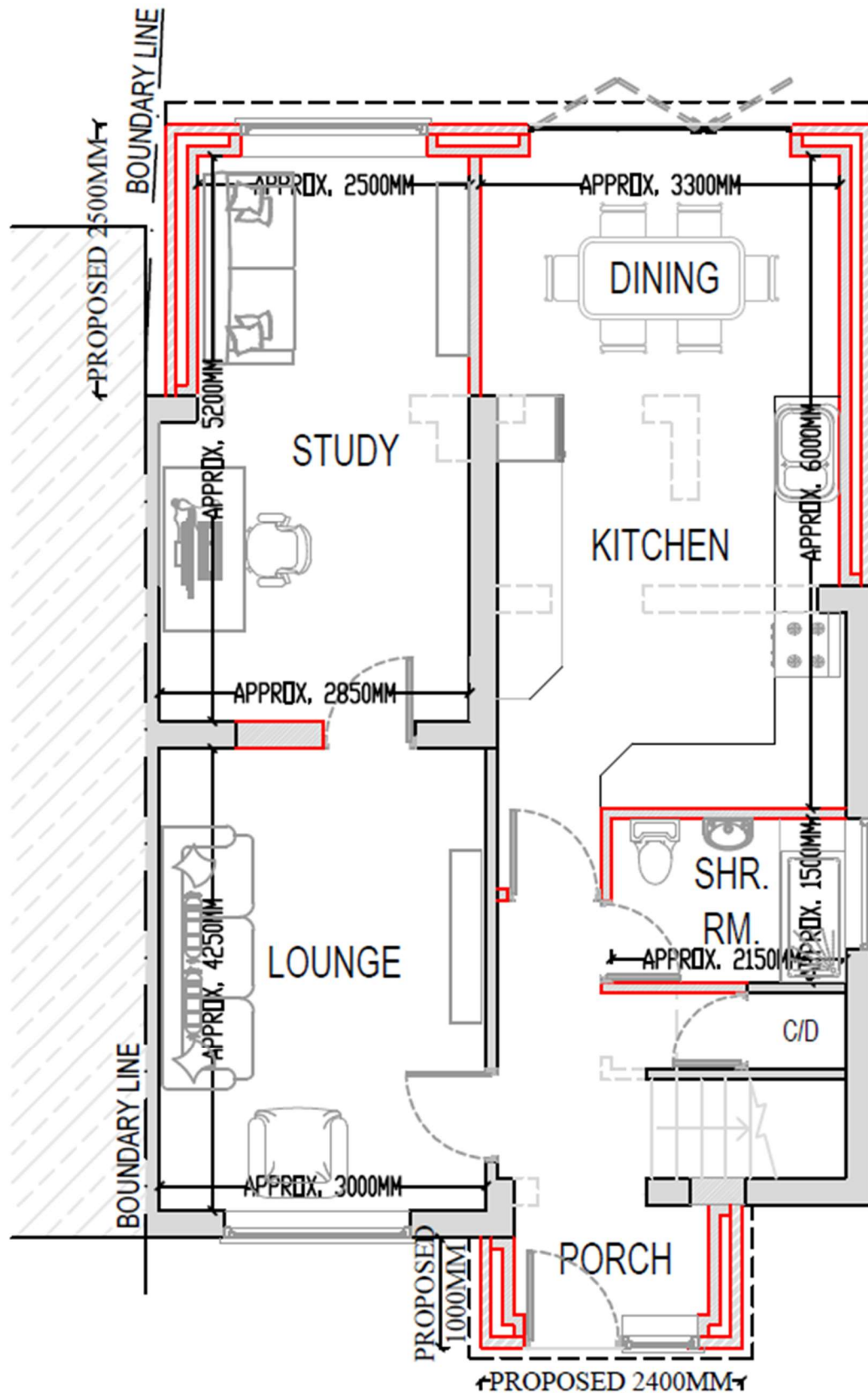
PROPOSED REAR ELEVATION

SCALE 1:100



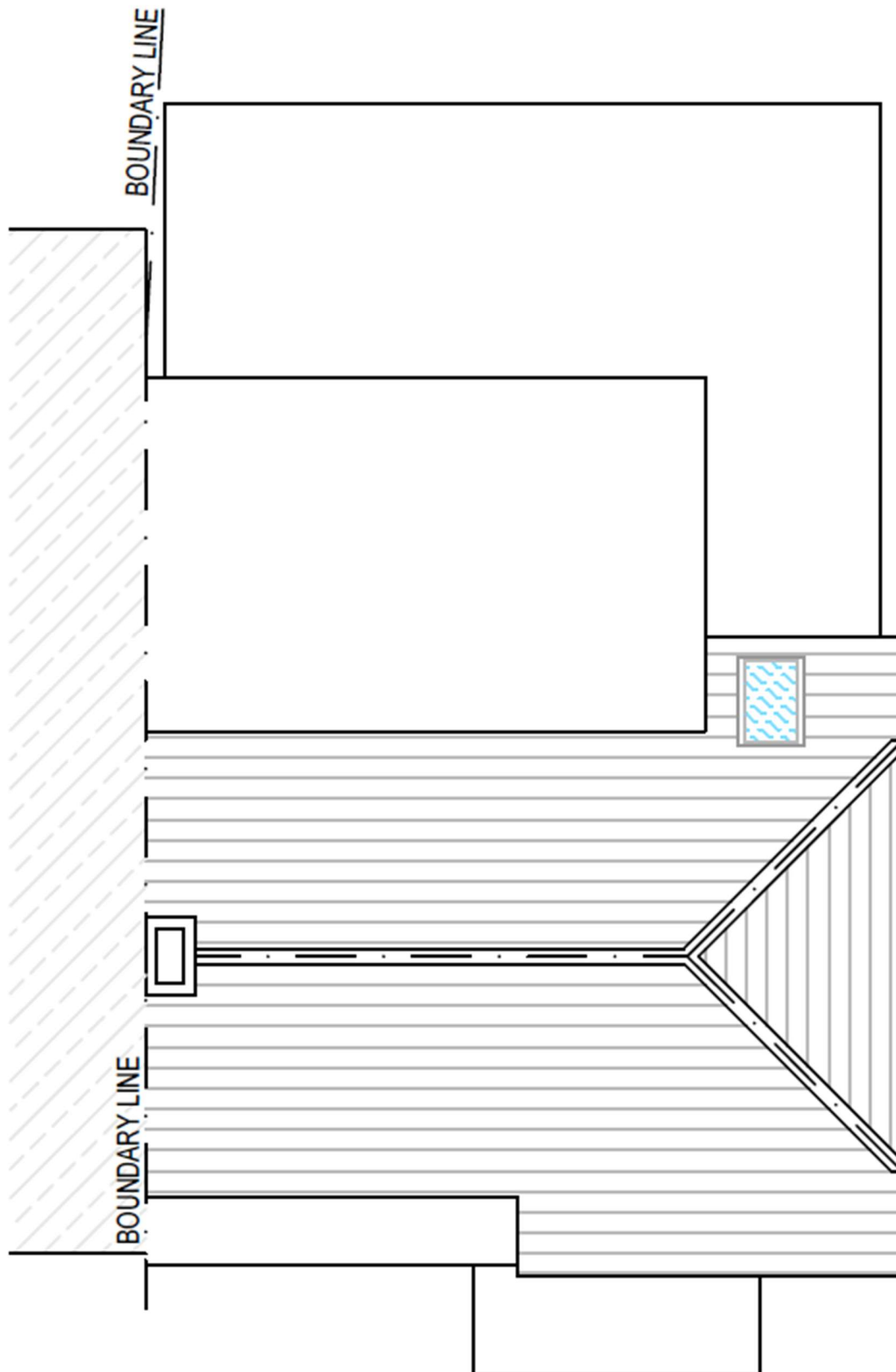
PROPOSED SIDE ELEVATION - 2

SCALE 1:100



PROPOSED GROUND FLOOR PLAN

SCALE 1:100



PROPOSED ROOF PLAN

SCALE 1:100

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal

- **Natural Environment Officer Memo received 18/09/2026**

With reference to the BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT, 20th August 2026, Ref: GHA/DS/162340:26, I can confirm I have no objections to the application subject to Condition L7A being applied. No tree removals required so no loss in tree numbers, no RPAs impacted, no facilitative pruning required, and trees adequately protected as shown in the Tree Protection Plan, August 2026.

Please include Condition L7A as follows:

Protective measures, including fencing and working procedures shall be carried out in accordance with the BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT, 20th August 2026, Ref: GHA/DS/162340:26 and the associated Tree Protection Plan, August 2026, by GHA Trees. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

- **Transport Development Control Memo received 17/09/2026**

There are no Transport objections to this application. Proposed works do not change the existing parking arrangements.

External

The planning notice was attached to the front fence of the property on 15th September 2026 and left in place for the 21-day statutory consultation period.



Planning notice in situ outside the property

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

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)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)
EN14 (Trees Hedge and Woodland)

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 proposed rear extension by virtue of its single storey design and modest projection is considered subservient to the original property. The proposed single storey rear element has been designed to match well with the host property. The flat roof of the rear and front extensions has contextual design, and the existing flat roofs are respected.

The rear extension has been pulled away from the shared boundary so there would be no overhanging eaves or gutters. The proposed extension will be constructed from materials to match the host property. The windows and doors will match that of the host property.

The proposed development will create a rear extension which aligns largely with both the attached and detached neighbouring properties.

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 rear extension has been pulled away from the shared boundary with no.5 Meadowcroft. The rear projection will extend approximately 1m past the rear elevation of the attached neighbouring property, however, the proposed extension has a low eaves and overall height of 3m. No windows or openings are placed in the side facing elevations mitigating against any overlooking into neighbouring properties. Furthermore, the closest opening to the shared boundary of the neighbouring property is a back door, the nearest habitable room is on the other side of the neighbouring property some 2m away from the proposed development.

The proposed development (rear extension and front porch) are not considered overbearing to neighbours, not considered harmful to privacy, not considered detrimental to overall residential or visual amenity and as such the proposed development are considered acceptable with policies CC8 and H9 of the Reading Borough Local Plan 2019 subject to conditions.

Note: a condition will be included in the decision notice which will restrict the occupiers from using the flat roof as a balcony. This will further protect the residential amenity of neighbours.

Transport matters

Policy TR5 states 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 transport officer was consulted as officers were concerned the new front porch would reduce the amount of off-street parking.

Officers note ample room on the driveway is retained, even with the new front porch. The proposed works do not change the existing parking arrangements and therefore the development is compliant with policy TR5 of the Reading Borough Local Plan 2019.

Tree matters

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

The tree officer was consulted because the agent supplied a Tree Survey report and Tree Protection Plan as the host property is home to a large, mature tree in the rear garden.

The large, mature tree a far enough distance away from the proposed development and the tree can be retained.

The tree officer has no objections to the proposed development subject to securing a suitable condition.

Condition L7A will be included on the decision notice to protect the tree from impacts of the development. Condition L7A reads as follows:

Protective measures, including fencing and working procedures shall be carried out in accordance with the BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT, 20th August 2026, Ref: GHA/DS/162340:26 and the associated Tree Protection Plan, August 2026, by GHA Trees. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

The proposed development is considered acceptable and is compliant with policy EN14 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
M3
L7A
PD5
PD6