

DELEGATED APPLICATION REPORT

Ward: Coley Ward

App Ref: PL/26/0388 Householder planning permission

Address: 33A MANSFIELD ROAD, READING, RG1 6AL

Proposal: Roof extension including raised ridge and rear gable arrangement to form first floor accommodation; single storey side and rear extension. (amended)

Applicant: R. Holder and J. Vella

Received date: 23/03/2026

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

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a detached bungalow situated on the southern side of Mansfield Road, a cul-de-sac accessed from Coley Park Road. The site occupies a lower ground level than Mansfield Road and benefits from a generous plot, incorporating extensive front and rear garden areas. The rear garden slopes downward towards Berkeley Avenue to the south. The surrounding area is characterised by a mix of large detached bungalows and semi-detached two-storey dwellings.

The property is neither a listed building nor located within a designated Conservation Area. The site is located within an Air Quality Management Area.



Front views of 33A Mansfield Road, taken 17/08/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks planning permission for a single-storey side and rear extension, together with a roof extension involving an increase in the ridge height and the addition of a side dormer to create an attic room.

The existing detached garage would be demolished to facilitate the proposed single-storey side extension. The side extension would measure approximately 3.2m in width and extend along the existing side elevation of the dwelling, incorporating a slightly set-back front building line relative to the existing front projection. The proposed roof extension would span the new side extension and increase the overall height of the dwelling to approximately 7m, representing an increase of around 1.6m above the existing ridge height. The eaves height would remain broadly consistent with the existing dwelling at approximately 2.5m. A gabled roof element would project over the front section of the side extension, while a larger gabled

dormer would be installed within the western roof slope. The proposed roof alterations include a raised rear roof form terminating in a near-vertical rear elevation incorporating rear-facing windows.

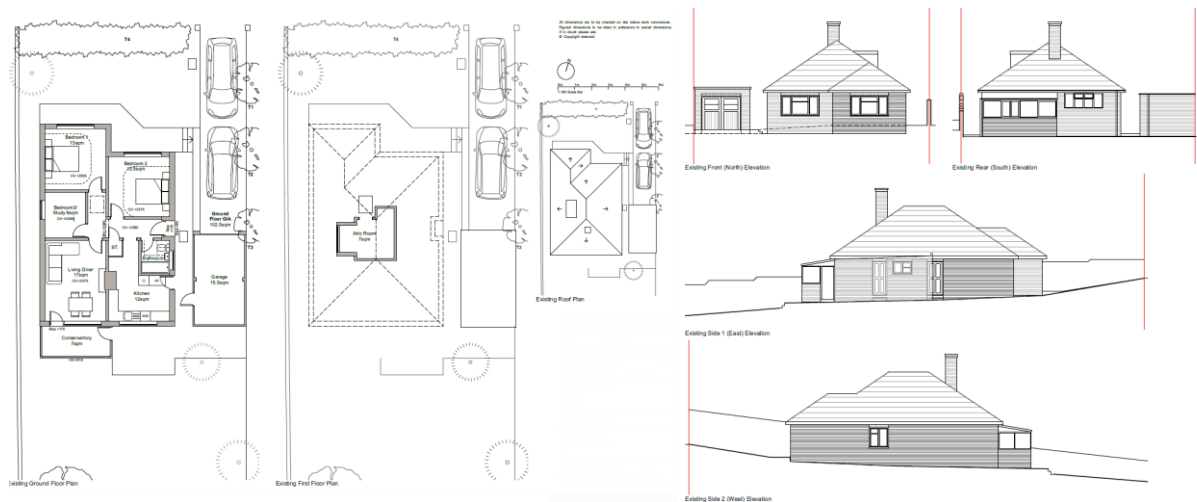
The proposed single-storey rear extension would extend across the full width of the dwelling, including the proposed side extension. It would project approximately 6m beyond the existing rear elevation and would feature a flat roof incorporating a rooflight, with an eaves height of approximately 3.5m and an overall height of approximately 4.5m. The rear elevation would incorporate two floor-to-ceiling glazed doors and one window, while a single door would be provided within the eastern side elevation.

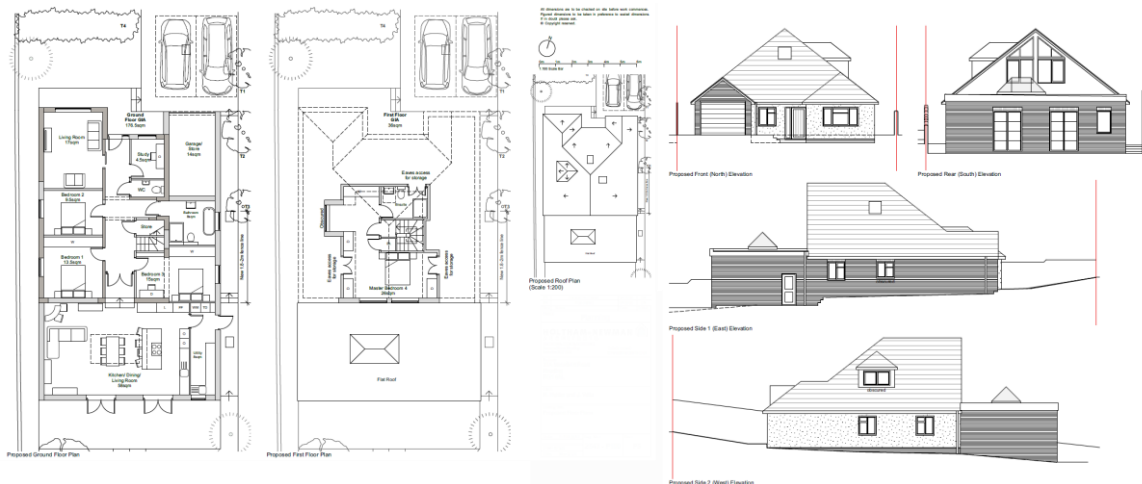
The proposal would also alter the fenestration and access arrangements of the dwelling. The principal entrance would be relocated from the side elevation to the front elevation, and the existing large front-facing window on the eastern elevation would be replaced with a smaller window. The proposed side extension would include a front-facing roller shutter door. Two windows would be installed within each side elevation.

In terms of external appearance, the proposed walls would be finished in brickwork, with the front and side elevations of the main dwelling rendered in an off-white finish, whilst retaining the exposed brick plinth at damp-proof course level. All existing windows would be replaced with black-framed units, using the same material as the proposed. The roof would be finished in dark-coloured roof tiles, and the proposed dormer would be rendered to match the main dwelling. The single-storey rear extension would be constructed in light grey brick.

To accommodate two off-street parking spaces, the existing front driveway would be widened to allow for parallel parking rather than tandem parking, resulting in the partial removal of the existing front hedge and associated soft landscaping.

Following completion of the development, the dwelling would provide four bedrooms together with an enlarged kitchen and dining area, resulting in increased internal living accommodation for existing or future occupiers.





Existing and proposed floor plans and elevations

Plans considered

- Drawing No. 2543-S001-P1-Site Location Plan, received 23/3/2026.
- Drawing No. 2543-S100-P2-Existing Floor Plans, received 23/03/2026.
- Drawing No. 2543-S200-P1-Existing Elevations, received 23/03/2026.
- Reference No. 2543-P600-P1 - Design and Access Statement, received 23/3/2026.
- 33a Mansfield Road, Reading Badger Survey, reference no. R3117_Badg_a, prepared by JOHNWENMAN ecological consultancy, dated 01/2026, received 23/03/2026.
- 33a Mansfield Road, Reading - Preliminary Roost Assessment, reference no. S3117_PRA_a, prepared by JOHNWENMAN ecological consultancy, dated 05/2026, received 2/6/2026.
- 33a Mansfield Road, Reading - Bat Emergence Survey, reference no. R3117_BES_a DRAFT, prepared by JOHNWENMAN ecological consultancy, dated 08/2026, received 7/9/2026.
- Drawing No. 2543-P100-P4-Proposed Floor Plans 1, received 28/9/2026.
- Drawing No. 2543-P200-P5-Proposed Elevations, received 28/9/2026.
- Drawing No. 2543-P201-P3-Street Elevations, received 28/9/2026.
- Drawing No. 2543-S002-P4-Block Plan, received 16/10/2026.

Planning History

None.

3. CONSULTATIONS

The following were consulted:

- RBC Ecology Consultations – no objection.

The building has a number of features potentially suitable for use by roosting bats, and further surveys would need to be undertaken to confirm if the building hosts a bat roost. The application should not be determined until the surveys have been carried out and the results submitted to the council. If this information is not provided, the application would need to be refused on the grounds that insufficient information has been provided for the council to determine the likely impact of the proposals upon bats, which are a protected species and material consideration in the planning process.

Further to the submission of the requested Bat Survey, follow-up comments have been received from the Council's Ecologist as follows:

The building was assessed as having moderate suitability for roosting bats in the original Preliminary Bat Roosting Survey and they have now undertaken two emergence surveys as requested. No bats

were seen to emerge from the building during those two surveys, and the report (John Wenman Ecological Consultancy, August 2026, R3117_BES_a DRAFT) concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on bat-related ecology grounds.

- RBC Transport Development Control – no objection, subject to conditions.

The pedestrian and vehicle access from Mansfield Road are not proposed to be altered.

The external parking arrangements currently include two off-street parking spaces. This is proposed to be maintained, including a new integral garage space.

The dimensions of the new integral garage do not align with those recommended in the Council's Parking and Design standards, where it is stated that the internal dimensions of a single garage are 7000mm long x 3000mm wide. Notwithstanding this, there remains adequate scope within the site to accommodate additional off-street parking outside of the garage. On this basis, the reduced garage dimensions are considered acceptable in this instance.

There are no transport or highway objections to the proposed development. The proposal is considered acceptable in terms of parking provision and access arrangements. Unauthorised on-street parking can also be controlled via the operation of the Council's residential parking permit scheme that operates on the road. Recommended conditions and informative are as follows:

Vehicle Parking (As Specified)
Vehicular Access (As Specified)
Informative - Highways

- Environmental Protection – observation.

The applicant is advised that Reading is within a Smoke Control Area. Any wood-burning stove installed at the property should comply with the requirements of the Clean Air Act and the relevant Building Regulations.

- A site notice was displayed in front of the application site. The 21-day consultation period was from 17/08/2026 to 07/09/2026.



Site notice photos

One representation was received from the neighbouring occupier on 06/08/2026. The commenter does not object to the refurbishment of the property in principle but raised concerns regarding:

- The site notice was not advertised.
- The proposed wood-burning stove and external flue, including potential impacts on air quality and the health of neighbouring occupiers, the proximity of the flue to neighbouring windows, and the visual appearance of the metal flue.
- The proposed external materials and appearance of the dwelling, particularly the use of white render and dark grey window frames.
- The proximity of the proposed extension to the shared boundary wall and the potential implications for its structural integrity.
- The loss of a smaller bungalow property through its conversion into a larger family dwelling.

With regard to the comments relating to the consultation process, a site notice was displayed on 17 August 2026 on a post directly in front of No. 35 Mansfield Road. A photograph confirming the display of the site notice is included above.

The representation also refers to matters relating to building regulations, smoke control requirements, party wall matters and heat mitigation measures. These are not material planning considerations and therefore have not been taken into account in the determination of this application.

Communication with agent

The proposal originally included the installation of a wood-burning stove and external flue. Concerns were raised that the operation of the flue could result in smoke, odour and disturbance affecting the amenities of neighbouring occupiers, particularly those at No. 35. In addition, the proposed side-facing windows were not shown to be obscure-glazed. The proposed single-storey side extension would project forward of the principal elevation, following the building line established by the existing front projection. Concerns were also identified regarding the proposed materials and rendered finish, which would differ from those of the existing dwelling. Taken together, the proposal raised concerns relating to loss of light and the prominence of the extension within the street scene.

In response, the agent was advised to amend the scheme by setting back the front projection, using materials more closely matching those of the existing dwelling, and either providing details of the boundary treatment to be retained or erected following the demolition of the detached garage, or incorporating obscure glazing to all new side-facing windows facing No. 33, in order to address the concerns identified.

Revised plans were received and outlined in the plans considered section. The Appraisal section includes detailed assessment.

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.

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).

National Policy

National Planning Policy Framework (NPPF) 2026

- Chapter 14: Achieving Well-Designed Places
 - Policy DP3 – Key Principles for Well-Designed Places
- Chapter 15: Promoting sustainable transport
 - Policy TR4 – Street design, access and parking
- 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

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

EN12: Biodiversity and The Green Network

EN14: Trees, Hedges and Woodland

SPD

Design Guide to House Extensions Supplementary Planning Document (2021)

Revised Parking Standards and Design SPD (2011)

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 application listed above is that they remain in accordance with national policy and that the objectives of those policies remains 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’.

5. APPRAISAL

Character and Appearance

Policy CC7 of Local Plan 2019 requests that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy H9 states that an extension to a house will be acceptable where it respects the character and pattern of neighbouring properties and the appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.

Policy EN14 of Local Plan 2019 requires 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.

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 existing property would undergo significant alterations as a result of the proposed development, including the introduction of a rendered finish, an increase in roof height, the erection of single-storey side and rear extensions, the removal of the detached garage, and alterations to the fenestration.

Firstly, the front and both side elevations of the dwelling would be finished in an off-white render, including the existing muted yellow brickwork. Whilst this would represent a noticeable change in appearance, the existing dwelling already differs in its appearance from neighbouring properties. Furthermore, the proposed off-white render would be similar in colour to a number of bungalows located to the west of the site. As such, any visual harm arising from the proposed change in materials is considered limited and would not warrant refusal of the application.

Furthermore, the property is a detached dwelling occupying a generous plot and is therefore capable of accommodating development of this scale. The dwelling would remain a bungalow following completion of the proposal. The proposed increase in ridge height would result in a roof form comparable to those of neighbouring bungalows to the west, whilst the adjoining property at No. 33 Mansfield Road is a two-storey detached dwelling. In this context, the increased roof height would not appear out of character or detract from the appearance of the street scene.

In addition, the existing detached garage would be demolished to facilitate the proposed single-storey side extension. The extension would be integrated with the main dwelling and would be slightly set back from the existing front projection. It would project less prominently than the existing western front projection and would incorporate a gabled roof responding to the established roof form of the dwelling. A dormer enlargement with a hipped roof would be introduced within the western roof slope. The dormer is modest in scale, proportionate to the host roof, and reflects a form of roof enlargement commonly found within the surrounding area. Accordingly, the proposed side extension and roof enlargement are not considered to result in harm to the character or appearance of the dwelling or the wider street scene.

With regard to the proposed single-storey rear extension, which would replace the existing conservatory, it would project approximately 6m beyond the existing rear elevation and extend across the full width of the dwelling, including the proposed side extension. Whilst the depth exceeds the 4m guideline set out in the Design Guide to House Extensions SPD 2021, the document also acknowledges that larger extensions may be acceptable where justified by site-specific circumstances.

In this case, the application site comprises a detached bungalow situated within a generous plot that is capable of accommodating a rear extension of this scale. Furthermore, the site occupies a lower ground level than Mansfield Road and slopes downwards towards Berkeley Avenue, reducing the visibility of the extension from the public realm. The rear garden is well screened by established planting and boundary vegetation along all sides, providing a substantial degree of visual containment. Together with the separation distances from neighbouring boundaries, the extension would not appear visually dominant when viewed from adjoining properties. Given that the host dwelling already has a substantial footprint, with a depth of approximately 12m, the proposed rear extension is not considered disproportionate to the scale of the dwelling.

The proposed size, design and arrangement of windows and doors are considered appropriate to the dwelling and would maintain a coherent and balanced appearance.

Although the provision of two off-street parking spaces within the front garden would require the partial removal of the existing front hedge and areas of soft landscaping, the resulting loss is not considered significant. The majority of the front hedge and soft landscaping would be retained, whilst the site would continue to benefit from extensive planting within the rear garden. Therefore, the proposal would not result in unacceptable harm to the established landscaping.

Overall, the proposal is considered to comply with Policies CC7, H9 and EN14 of the Reading Borough Local Plan 2019 and Policy DP3 of the National Planning Policy Framework 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 development would maintain adequate separation distances from both adjoining properties and would benefit from established planting and hedging along the shared boundaries. In addition, the proposed extensions would be set in from the shared boundaries. Accordingly, no unacceptable impacts are identified in terms of loss of light, outlook, or overbearing effects.

The proposal includes a side-facing window within the western elevation of the main dwelling, which would face towards the side wall of No. 35 Mansfield Road. One side window with obscured glazing would also be installed in the roof dormer facing No. 35. Two side-facing windows are also proposed within the side extension facing No. 33 Mansfield Road. One of these windows would serve a bathroom and would be fitted with obscure glazing. The second window would serve a bedroom and would not be obscure glazed. However, this window would face the proposed boundary fence, which would measure approximately 1.8m to 2m in height. Furthermore, No. 33 Mansfield Road is located approximately 6.4m from the proposed window. Taking these factors into account, the proposed side-facing windows are not considered to result in unacceptable overlooking or loss of privacy to neighbouring occupiers. A planning condition would be imposed to secure the retention of the obscure-glazed window.

As the proposed rear extension would incorporate a flat roof, a condition would be imposed to restrict its use as a roof terrace, balcony, or other raised amenity area in order to safeguard the privacy of neighbouring properties.

Sufficient private outdoor amenity space would remain following completion of the development to serve the existing or future occupiers of the dwelling.

Overall, the proposal is considered acceptable in terms of residential amenity and is therefore consistent with Policies CC8, H9 and H10 of the Reading Borough Local Plan 2019 and Policy P3 of the National Planning Policy Framework 2026.

Other matters: Transport and Ecology

With regard to parking provision, although the proposal would result in the loss of the existing detached garage, the submitted proposed block plan demonstrates that two off-street parking spaces would be retained within the application site. The Council's Transport Officer has reviewed the proposal and confirmed that the proposed parking arrangement complies with Policy TR5 of the Reading Borough Local Plan 2019 and the adopted Revised Parking Standards and Design SPD 2011. Accordingly, no objections are raised in respect of parking provision.

With regard to the potential impact on protected species, the Council's Ecologist has confirmed that the submitted Bat Survey was undertaken to an appropriate standard. The survey concludes that the proposed development is unlikely to affect roosting bats. Consequently, no objections are raised on ecological grounds, and the proposal is considered acceptable in relation to protected species. The proposal would comply with Policy EN12 of Reading Borough Local Plan 2019.

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

Recommended Conditions:

Time limit

Materials (As specified)

Approved plans

Obscured Glazing

Use of roof restricted

Vehicle parking (As specified)

Vehicular Access (As Specified)