

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/26/1109 Removal/variation of conditions

Address: 70 CRESSINGHAM ROAD, READING, RG2 7JS

Proposal: Application for Variation of Condition 3 (Approved Plans) following Grant of Planning Permission PL/24/0723 (Proposed single-storey porch extension, and retrospective single-storey side extension, increased roof height of rear extension, and alterations to arrangement of windows and doors in rear and side elevations) to the front porch extension, rooflights and fenestration, and the pillar size of the rear patio roof.

Applicant: Mr. Ben Shib

Received date: 18/08/2026

Target Decision date: 13/10/2026

Agreed Extension of Time until: 23/10/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a semi-detached dwelling with a hipped roof. The surrounding area is residential in character, comprised of detached and semi-detached dwellings of various styles and design. While the site itself is relatively flat, the highway rises steeply in an easterly direction. There is an existing single storey rear extension. The property is not listed nor within a conservation area.

Site visit: 15th September 2026



Looking towards south facing, front elevation

2. PROPOSAL AND SUPPORTING INFORMATION

Application for Variation of Condition 3 (Approved Plans) following Grant of Planning Permission PL/24/0723 (Proposed single-storey porch extension, and retrospective single-storey side extension, increased roof height of rear extension, and alterations to arrangement of windows and doors in rear and side elevations) to the front porch extension, rooflights and fenestration, and the pillar size of the rear patio roof.

The proposed changes include the following: Increase projection of the front porch from 1.2m to 1.8m, new window to front elevation, additional skylight in front facing roof slope over porch.

The application seeks to amend condition 3 proposed elevations drawing no: RG27JS-PP104 Revision D dated 30th May 2024 to be changed to Revision E and proposed block plan & floor plans drawing no: RG27JS-PP103 Revision D dated 30th May 2024 to be changed to Revision E.

Plans considered:

Drawing no: PP-13116328v1-Location Plan, dated 4 June 2026

Drawing no: RG27JS-PP-103 Rev E - Proposed Block Plan & Floor Plans, dated 30 May 2024

Drawing no: RG27JS-PP-104 Rev E – Proposed Elevations, dated 30 May 2024

Plan showing Approved Scheme/Proposed Scheme porch layout

Received by the LPA on 18th August 2026



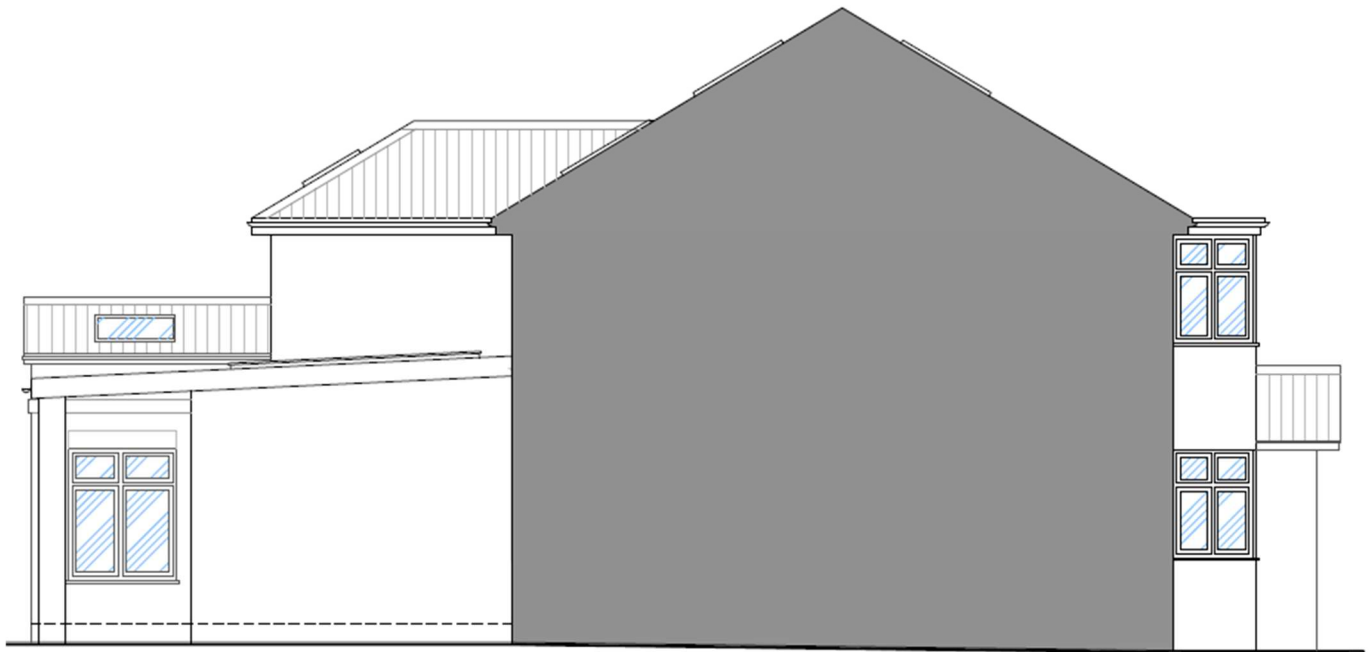
PROPOSED FRONT ELEVATION



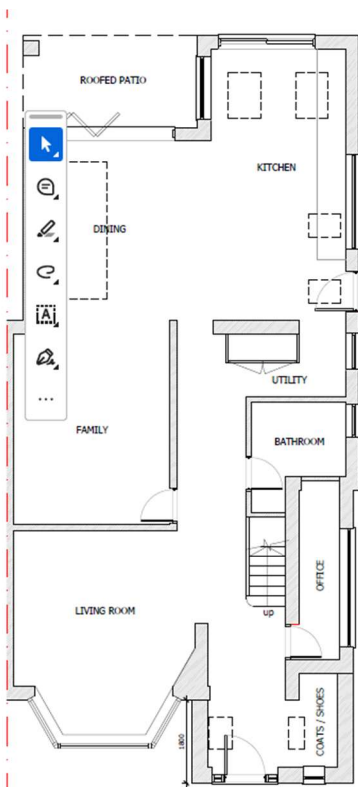
PROPOSED SIDE ELEVATION



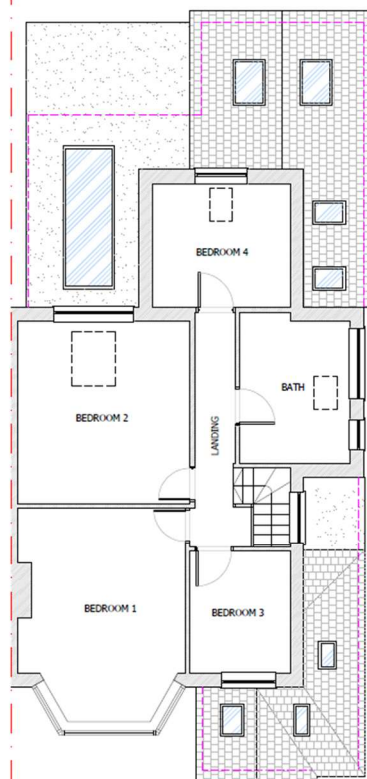
PROPOSED REAR ELEVATION



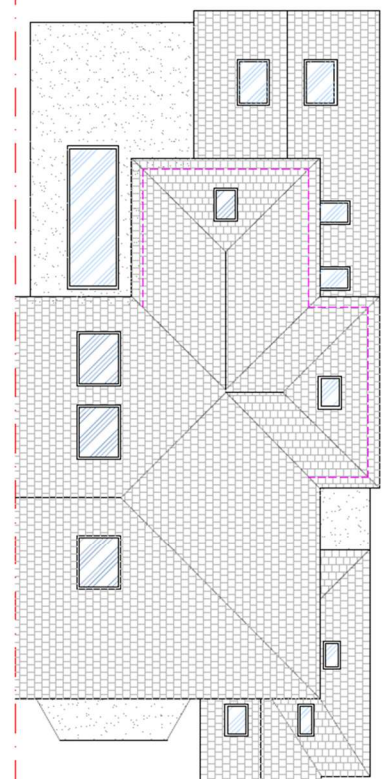
PROPOSED PARTY WALL ELEVATION



PROPOSED GROUND FLOOR

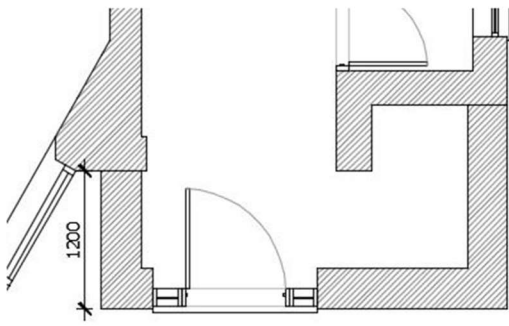
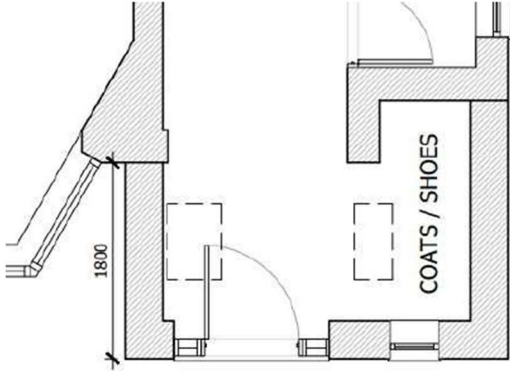


PROPOSED FIRST FLOOR



PROPOSED ROOF PLAN

1.0 Front Elements (Porch, Window, and Skylight)

APPROVED SCHEME	PROPOSED AMENDMENTS
 1.2m Porch Extension	 1.8m Porch Extension; Small Window on the front façade; and Skylight at roof.

Drawing shows previously approved scheme and proposed scheme.

3. RELEVANT PLANNING HISTORY

PL/26/0509 - Variation of condition to approved application PL/24/0723 Proposed single-storey front/side porch extension, and retrospective single-storey side extension, increased roof height of rear extension, and alterations to arrangement of windows and doors in rear and side elevations. Require condition 3 proposed elevations drawing no: RG27JS-PP104 Revision B dated 30th May 2024 to be changed to Revision D and proposed block plan & floor plans drawing no: RG27JS-PP103 Revision B dated 30th May 2024 to be changed to Revision D – APPROVED June 2026

PL/17/0420 - Rear extension measuring 4.5m in depth, with a maximum height of 3m, and 2.44m 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

PL/20/0227 - Rear extension measuring 6m in depth, with a maximum height of 3.2m, and 3m 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. – WITHDRAWN

PL/20/0573 - Single storey rear, side and front extension. – PERMITTED

PL/21/0199 - Part one, part two storey side and rear extensions and erection of front porch. – PERMITTED

PL/21/1090 - Certificate of Lawfulness for Proposed erection of an outbuilding in the back garden. – CERTIFICATE GRANTED

PL/21/1691 - Minor amendment to conditions 2 and 3 of planning permission 210199 to amend the materials from brick to white render on the side elevations of the approved development. – AGREED

PL/24/0723 - Proposed single-storey front/side porch extension, and retrospective single-storey side extension, increased roof height of rear extension, and alterations to arrangement of windows and doors in rear and side elevations – PERMITTED

PL/26/0207 - Application for a Non-Material Amendment Following a Grant of Planning Permission
PL/24/0723 - Amendment to the rear single-storey roof style from hipped roof with two rooflights to a mono-pitched roof with a rooflight – WITHDRAWN

4. CONDITION TO VARY

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Location Plan received 4 June 2024

Drawing No. RG27JS-PP-105 rev B – Tree Survey received 25 September 2024

Drawing No. RG27JS-PP-104 rev B – Proposed Elevations received 25 September 2024

Drawing No. RG27JS-PP-103 rev B – Proposed Floor Plans received 25 September 2024

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

5. REVISED CONDITION

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing no: PP-13116328v1-Location Plan, dated 4 June 2026

Drawing no: RG27JS-PP-103 Rev E - Proposed Block Plan & Floor Plans, dated 30 May 2024

Drawing no: RG27JS-PP-104 Rev E – Proposed Elevations, dated 30 May 2024

Plan to show Approved Scheme & Proposed Scheme porch layout

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

6. CONSULTATIONS

Internal

- Not required.

External

- The planning notice was attached to the hedge at the front of the property on 15th September 2026 and left in place for a minimum of 21-days for the statutory public consultation period.



Planning notice in situ outside the host property

No letters of representation have been received to date.

7. 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 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.

8. 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)

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'.

9. APPRAISAL

Officers have considered the proposal and conclude there is no additional harm to the character or appearance of the property or wider streetscene. The proposed changes (introduction of a new window at ground floor level) along with other changes are not considered to be harmful to residential amenity.

Officers do not consider the proposed changes are harmful in terms of character and neighbouring amenity and as such the application is considered compliant with policies CC7, CC8 & H9 of the Reading Borough Council Local Plan 2019.

10. CONCLUSION

The proposed variation to condition 3 is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019)

The development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

11. RECOMMENDATION

GRANT

TL1
AP1
M1
PD1
PD5