

DELEGATED APPLICATION REPORT

Ward: Church Ward

App Ref: PL/26/0913 Householder planning permission

Address: 111 LINDEN ROAD, READING, RG2 7EJ

Proposal: Single storey side and rear extension.

Applicant: Mr Alaa Ibrahim

Received date: 09/07/2026

Target Decision date: 22/09/2026

Agreed Extension of Time until: 23/10/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a two-storey end of terrace property, located on the western half of Linden Road. The property is constructed using traditional materials, with a tiled pitched roof and render finished walls, painted in white. The property is located on the corner of Linden Road and Willow Gardens. A detached timber garage is located to the side of the property along with off-street parking at the rear of the property via gated access from Willow Gardens. The property has a mature hedge to the front and various green features in the rear garden. The property is not listed, nor located within a conservation area.

Site visit date: 6th August 2026



Looking west towards front elevation of host property



Looking northwest along the side of the host property



Looking east towards rear / side elevation of host property



Looking east towards rear elevation and existing timber garage of host property

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a single storey rear and side wrap around extension with lean to style wrap around roof.

The single storey rear extension will also have a projection of 3.5m into the rear garden and extend largely across the rear elevation of the existing property, off-set and stopping short of the adjoining neighbouring boundary.

The proposal includes changes and upgrades to the fenestrations including a new Bi-Fold doors in the rear elevation along with new upvc windows to rear and upvc window to front. Two new sky lights will be placed in the new rear facing ground floor roof slope.

Materials will match those of the host property, render for render, tiles for tiles and white upvc doors and windows.

Plans & documents considered:

Drawing no: 0707 111LR - Location Plan, not dated

Drawing no: 0707 111LR - Existing Block Plan, not dated
Drawing no: LND/0106/01 Rev A – Existing Elevations, dated Jun 26
Drawing no: LND/0106/02 Rev A - Existing Floor Plans, dated Jun 26
Drawing no: LND/0106/03 Rev A - Existing Roof Plan, dated Jun 26
Drawing no: LND/0106/04 Rev A - Existing Flank Elevation, dated Jun 26
Received by the LPA on 9th July 2026

Planning and Design Statement

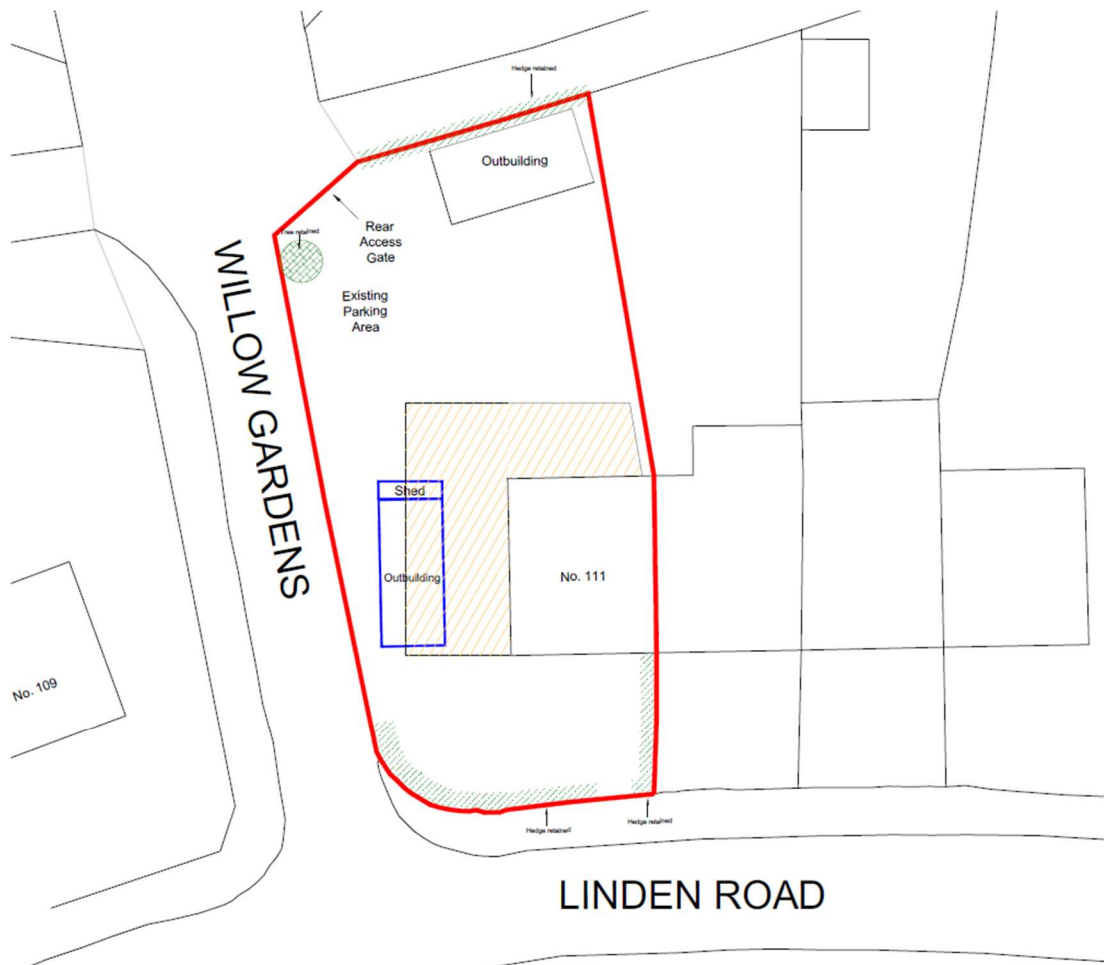
Drawing no: LND/0106/05 Rev A - Proposed Flank Elevation, dated Jun 26 **superseded**
Received by the LPA on 21st July 2026

Drawing no: LND/0106/06 Rev B – Proposed Site Plan, dated Jun 26 **superseded**
Drawing no: LND/0106/07 Rev B – Proposed Ground Floor Plan, dated Jun 26 **superseded**
Drawing no: LND/0106/08 Rev C – Proposed First Floor Plan, dated Jun 26 **superseded**
Drawing no: LND/0106/09 Rev B – Proposed Loft Plan, dated Jun 26 **superseded/non applicable**
Drawing no: LND/0106/10 Rev C – Proposed Roof Plan, dated Jun 26 **superseded/non applicable**
Drawing no: LND/0106/11 Rev B – Proposed Elevations, dated Jun 26 **superseded**
Received by the LPA on 21st September 2026

Drawing no: LND/0106/06 Rev C – Proposed Site Plan, dated Jun 26
Drawing no: LND/0106/07 Rev C – Proposed Ground Floor Plan, dated Jun 26
Drawing no: LND/0106/08 Rev D – Proposed First Floor Plan, dated Jun 26
Drawing no: LND/0106/11 Rev C – Proposed Elevations, dated Jun 26
Received by the LPA on 14th October 2026



AERIAL IMAGE WITH SITE LAYOUT CIRCLED IN RED



NOTE:
All dimensions on this drawing should be checked and verified on site before work commences. All discrepancies are to be reported for clarification before work commences. Copyright of the drawing belongs to the author.

- Existing tree retained
- Existing hedges retained
- Site Boundary
- Proposed - Single storey
- Proposed - To be demolished

REV	AMENDMENTS	DATE

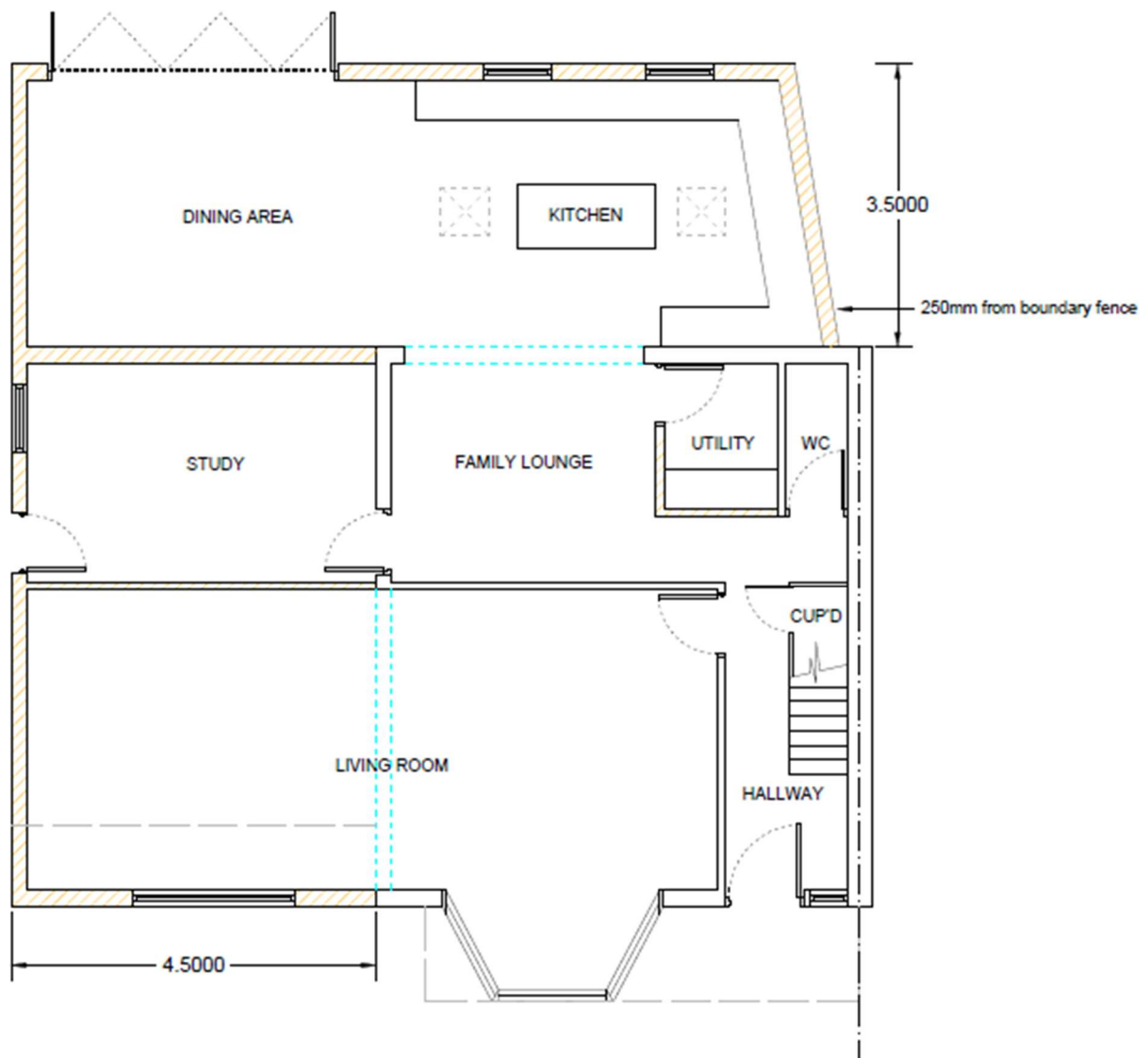
CLIENT:

SITE ADDRESS:
111 Linden Road,
Reading,
RG2 7EJ

DRAWING TITLE:
Site Plan

DATE: September 2026	DRAWING NO: LND/0106/08
SCALE: 1:200 @ A4	REV: REV C
DRAWN BY: [Signature]	Sheet:





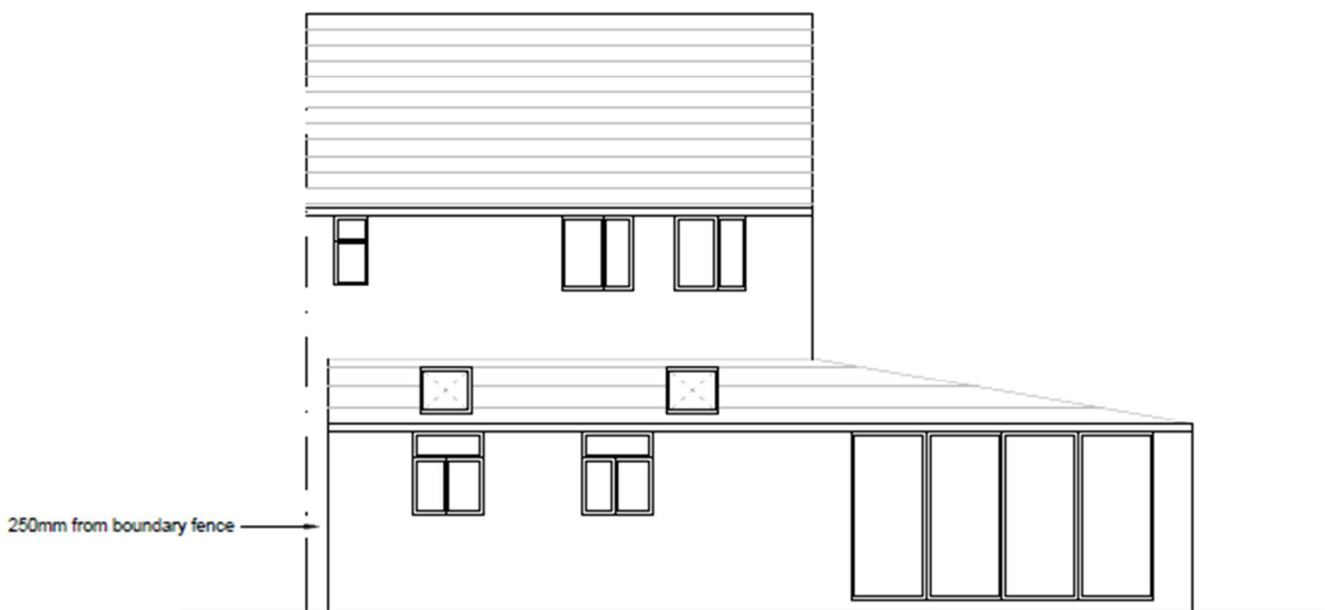
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

3. RELEVANT PLANNING HISTORY

PL/14/0504 - Rear extension measuring 6m in depth, with a maximum height of 3m, and 2.9m in height to eaves level – PRA – (Not Required – approved) (Not built)

PL/14/0479 - Double storey side extension, part double storey rear extension & part single storey rear extension - HOU – Approved June 2014 (Not built)

PL/13/1663 - Construction of a 1 x 2-bedroom house adjacent to 111, Linden Road and a single storey rear extension to 111, Linden Road (resubmission of 12/01931/FUL) – Withdrawn.

PL/12/1076 - Construction of 1 x 2-bedroom house adjacent to 111 Linden Road and single storey rear extension to 111 Linden Road – FUL – Refused March 2013

4. CONSULTATIONS

Internal

- Natural Environment Officer

The trees/hedge at the back are small and unlikely to be impacted by the proposed development. The site plan indicates no change to the frontage. The Design and Access Statement refers to planning history – it doesn't seem trees were raised as an issue before.

It would be appropriate for the Site plan to clearly show areas of hard & soft landscaping, including the hedge and trees and for these to be labelled as retained.

The Site Plan showing vegetation to be retained should be controlled by way of a condition. An amended version of condition L5 would be prudent, something like:

L5 TREE RETENTION (RESTRICTION)

No retained tree or hedge shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. If any retained tree or hedge is removed, uprooted or destroyed or dies (as a consequence of the development), another tree / hedge plants shall be planted at the same place and that tree / plants shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

REASON: *To ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy CC7 and EN14 of the Reading Borough Local Plan 2019.*

The proposed development is considered acceptable and therefore compliant with policies EN14 and H9 of the Reading Borough Local Plan 2019.

- Ecology Consultations

The Ecology officer was consulted but comments were later superseded as bat surveys and documents were no longer a requirement; see Ecology Matters below for more information.

External

- The planning notice was attached to the streetlamp column outside the front of the property, along with another planning notice attached to the boundary fence towards the rear of the property, facing the properties in Willow Gardens on 6th August 2026 and left in place for the 21-day statutory consultation period.

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 because of the development.

6. LEGAL AND PLANNING POLICY CONTEXT

National Policy

National Planning Policy Framework (2026)

National Planning Practice Guidance (2014 onwards)

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodland)

TR5 (Car and Cycle Parking)

SPD

A 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. 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 single storey wrap around extension is wide, although the corner plot is large, furthermore ample space is retained around the extensions, the proposed development is similar in appearance to other properties in the street and neighbouring streets subject to single storey wrap around extensions.

The rear extension element has been pulled away from the adjoining neighbour at 113 Linden Road as advised by officers. As a result, no gutters or eaves will over sail the shared boundary or adjoining garden.

The single storey rear element has a projection of 3.5m and a low eaves height – a single storey extension greater than 3.5m could be achieved under permitted development rights without sign-off from the Local Planning Authority.

Materials are to match the host property in terms of wall finishes: render for render, roof finishes: tiles for tiles and window and fenestration changes: white upvc, doors and windows.

In terms of the existing layout of the gardens and the plot as a whole, the proposed development retains the existing hedgerow to the front of the property. The mature hedgerow will soften the appearance of the development as a whole.

The development is considered compliant as set out above and 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.

No harm to neighbouring or visual amenity is afforded by virtue of the single storey extension, no windows overlook neighbours, privacy is retained, no overshadowing and is not considered overbearing.

Ample outdoor amenity space is retained with the proposed development, due to the property being positioned on a corner plot.

The proposed development is not considered harmful to residential or visual amenity and therefore the proposed development is compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Ecology (Bat) Matters

The site lies close to a Green Link located 100m from woodland associated with Cowsey Local Wildlife site and open space which could be excellent habitat for foraging and commuting bats. Because of this the agent was asked to undertake a Preliminary Bat Roost Assessment. At validation state the agent confirmed that works to construct the extensions would not facilitate entering or disrupting the existing roof space, as such, bat documents in the form of a preliminary bat roosting assessment was no longer a requirement. The decision notice will include an informative which reminds the applicant to consider protected species when planning work of this type.

For reasons set out above the proposed development is not considered harmful to ecology matters and therefore the proposed development is compliant with policies EN12 and H9 of the Reading Borough Local Plan 2019.

Natural Environment (Tree) Matters

Due to the presence of trees at the property, the Tree officer was consulted.

The Tree officer confirmed that the trees and hedge in the rear garden are unlikely to be impacted by the proposed development due to the distance from the proposed development.

The agent was asked to submit a site plan to clearly show and to annotate the areas of hard & soft landscaping, including the hedge and trees and for these to be labelled as retained.

The site plan was reviewed by the Tree officer who confirmed there were no objections to the proposed development.

The Site Plan (LND/0106/06 Rev B) showing vegetation to be retained will be controlled by way of a condition to make sure the mature trees and vegetation are protected throughout the development.

The proposed development is considered acceptable and therefore compliant with policies EN14 and H9 of the Reading Borough Local Plan 2019.

Transport Matters

As the proposed development required the demolition of the original timber garage, the Transport officer was consulted.

Whilst the timber garage is to be removed to make way for the two-storey extension, the property retains off-street parking for two or more cars.

The proposed development is unlikely to push parking onto the public highway putting unnecessary additional pressures on the transport network.

In terms of highway matters, the proposed development is considered compliant with local policies TR5 and H9 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
L5