

02 April 2025



**Reading**  
Borough Council  
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<b>Title</b>	<b>PLANNING APPLICATION REPORT</b>
<b>Ward</b>	Kentwood Ward
<b>Planning Application Reference:</b>	PL/25/0093
<b>Site Address:</b>	66 LYNDHURST ROAD, TILEHURST, READING, RG30 6UA
<b>Proposed Development</b>	Single storey rear extension and renovation of existing dwelling
<b>Report author</b>	Mishga Marshall
<b>Applicant</b>	Reading Borough Council Housing Property Services
<b>Deadline:</b>	03/04/2025
<b>Recommendations</b>	Grant planning permission, subject to conditions as follows: <ul style="list-style-type: none"><li>- 3 year time limit</li><li>- Matching materials</li><li>- Approved plans</li></ul>
<b>Conditions</b>	<ul style="list-style-type: none"><li>- 3 year time limit</li><li>- Matching materials</li><li>- Approved plans</li></ul>
<b>Informatives</b>	– <i>Positive and Proactive</i>

## 1. Executive summary

- 1.1. The proposed development is considered to be policy compliant and is recommended for approval, subject to conditions.

## 2. Introduction and site description

- 2.1. This is a Householder Planning Application for a single storey rear extension and renovations of existing dwelling, the application site located at 66 Lyndhurst Road, RG30 6UA. This application is to be presented to PAC as the applicant is Reading Borough Council Housing Property Services.
- 2.2. The application site is 66 Lyndhurst Road and is part of a terraced block consisting of 4 dwellings. Located within a residential area, main consisting of small terraces and semi-detached dwellings.



Location plan

### 3. The proposal

- 3.1. The proposal is for the construction of a ~2.9m x ~3.3m rear extension, with a flat roof, walls finished in external insulation and silicone render.
- 3.2. No trees and hedges will be harmed as a result of the application.
- 3.3. The proposed rear extension would house the kitchen, converting the current kitchen space into utility space and a WC.
- 3.4. The application also includes works to the roof, as part of renovation efforts. No additional roof space will be created.

### 4. Planning history

- 4.1. PL/24/1257 Phase 4 of Estate Improvement Project (retrospective) - Approved 10 Jan 2025

### 5. Consultations

- 5.1. Statutory:
  - 5.1.1. N/A
 Non-Statutory
- 5.2. Public
  - 5.2.1. Site notices

### Legal context

- 5.3. 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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

- 5.4. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). The Local Plan is being reviewed and Officers can confirm that the listed policies are still relevant.
- 5.5. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are:

National Policy

National Planning Policy Framework 2023

National Planning Practice Guidance 2014

Reading Borough Local Plan 2019

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

## 6. Appraisal

- The main considerations are:
- Design
- Residential Amenity

### *Design*

- 7.1 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 further sets out relevant considerations for design.
- 7.2 The proposed rear extension would have a depth of ~2.9m beyond the rear elevation wall and a height of ~3.2m with a flat roof. The extension would be situated to the rear and would not appear as an obtrusive feature within the street scene. The proposed materials, such as bricks, windows and doors are intended to match the existing where possible, thus respecting the character of the host dwelling. The design is considered to be subservient and sympathetic to the existing dwelling and surrounding area and its character and is not believed to detract from it. The proposed renovations to the dwelling are not considered to be obtrusive in design and material usage and are considered to be appropriate and acceptable under policies guidelines. As such, the development is considered visually acceptable, in compliance with Policy H9 and CC7.

### *Residential Amenity*

- 7.3 Policy H9 states 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.
- 7.4 The neighbouring properties potentially most affected by the proposals are No's 64 and 68 Lyndhurst Road to the north-west and south-east of the proposal site respectively. It is not considered that the proposed rear extension and renovation works would result in

undue loss of daylight and sunlight or be overbearing to either neighbouring property. It is not considered the development would have undue harm on the neighbouring amenities of adjoining dwellings and complies with the relevant considerations of Policies CC8, H9, and H10 of the Reading Borough Local Plan (2019).

## **7. Equality implications**

7.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

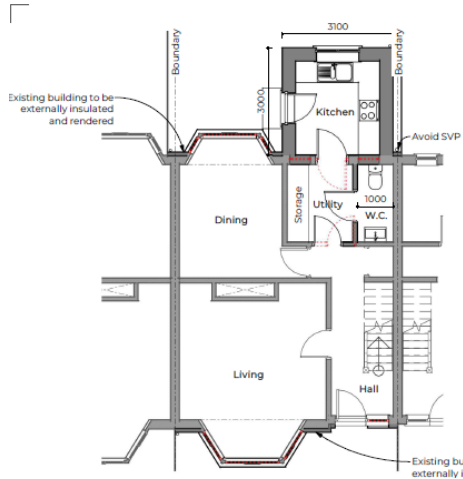
7.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application

## **8. Conclusion & Planning Balance**

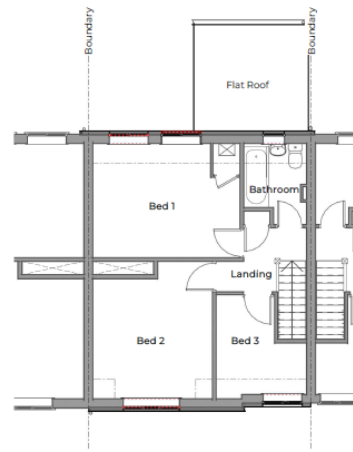
9.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.

9.2 The proposed extension and renovation works would preserve the character and appearance of the area and would not result in harm to neighbouring amenity. The proposals are recommended for approval as set out in the recommendation above.

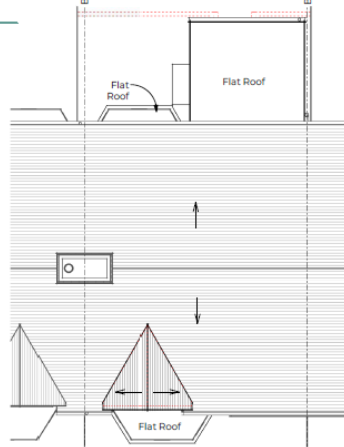
Proposed Floorplans



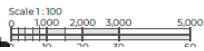
Proposed Ground Level Plan  
General Arrangement | 00-FFL | Scale 1 : 100



Proposed First Level Plan  
General Arrangement | 01-FFL | Scale 1 : 100



Proposed Roof Level Plan  
General Arrangement | RF-RDG | Scale 1 : 100

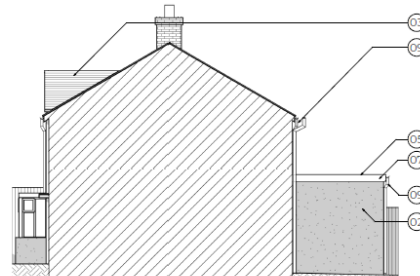


Finishes & Materials

Ref.	Description
01	walls - external insulation & silicone render
02	walls - external silicone render to match house
03	pitched roofs - red plain tiles to match existing style & colour
04	external windows - PVC, double glazed with style to match existing & anthracite colour
05	flat roofs - single ply membrane
06	external doors - white PVC double glazed to match existing
07	fascias/soffits - white PVC to match existing style & colour
09	rainwater goods - black PVC, size & style to match existing



Proposed Elevation  
General Arrangement | Scale 1 : 100



Proposed Elevation - South-East  
General Arrangement | Scale 1 : 100



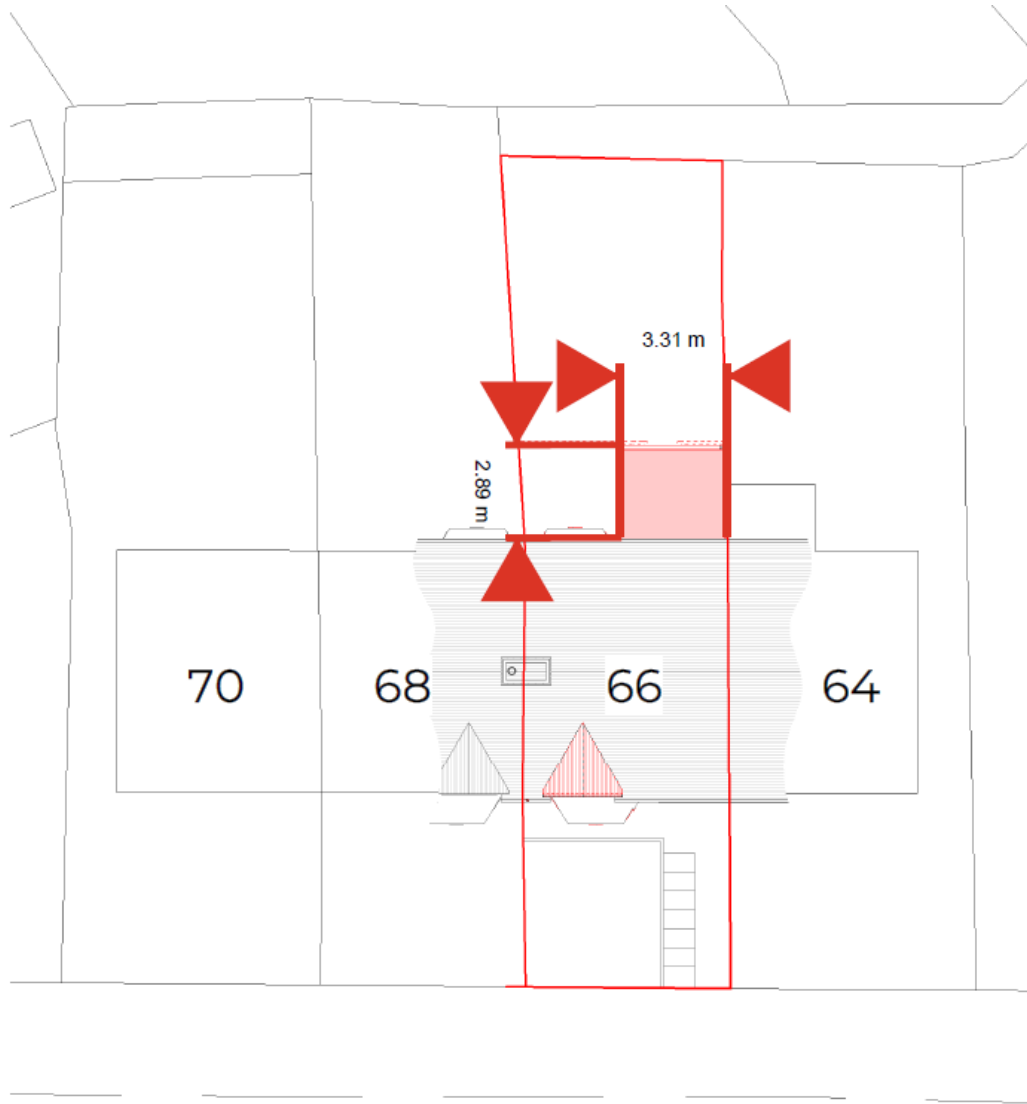
Proposed Elevation  
General Arrangement | Scale 1 : 100



Proposed Elevation - North-West  
General Arrangement | Scale 1 : 100

Elevations

Proposed



Lyndhurst Road

Proposed Block Plan