

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/25/0033 Householder planning permission

Address: 54 EASTERN AVENUE, READING, RG1 5SE

Proposal: Two storey rear and single storey side extensions, and solar panels on existing rear roofslope (amended)

Applicant: Mr Jeremy King

Received date: 08/01/2025

Target Decision date (ext): 25/04/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two storey detached dwelling with a pitched roof. The site is located on Eastern Avenue, significantly set back from the road by a shingle drive. The property is not listed, however, it does fall within the South Park Conservation Area and is identified as a building of townscape merit in the conservation area appraisal. The surrounding area is predominantly residential. There are a number of trees surrounding the application site.



Extract from the location plan (left) and the site within the conservation area (middle and right)

Site visit date: 06/03/2025 Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two-storey rear extension adjacent to the existing single storey rear projection. In addition, a single storey orangery style side extension is proposed to replace the existing conservatory, and 5 Solar panels are proposed to be located on the rear roof slope of the main dwelling.

Plans/documents considered:

Drawing No. 001 rev A – Location and Block Plans

Drawing No. 002 – Existing and Proposed Floor Plans

Drawing No. 003 – Existing and Proposed Elevations

Drawing No. 004 – Proposed 3D Images

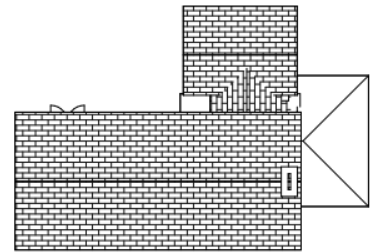
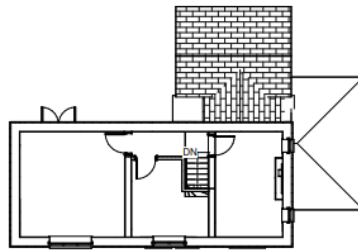
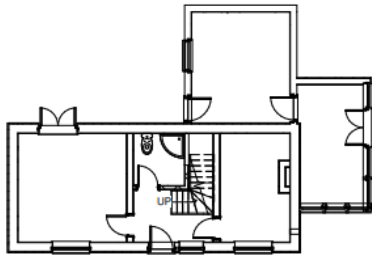
Drawing No. 005.1 – Daylight Assessment

Design and Access Statement

Arboricultural Report and Method Statement prepared by Duckworths Arboriculture Ltd, dated February 2025, received 18th February 2025

Tree Protection Plan received 17th March 2025

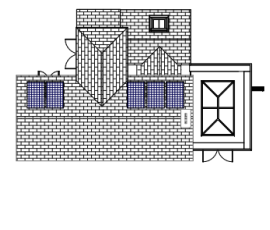
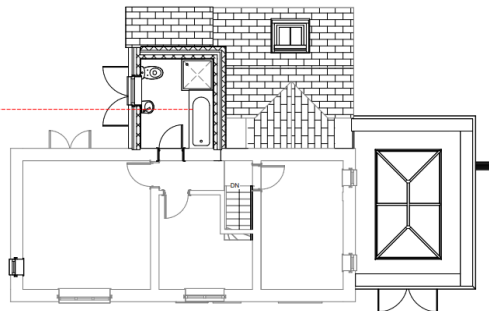
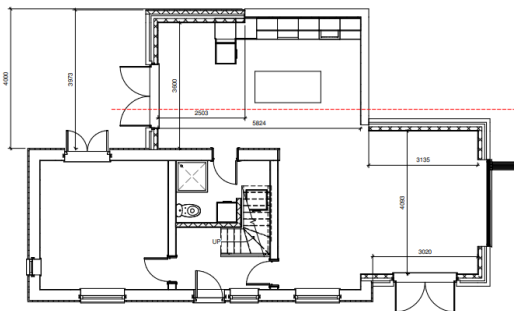
Bat survey report by Crossman Associates, dated April 2025, ref: C1184.005, received 14/04/2025



1 01.0-Ground Floor-Existing
1:100

3 02.0-First Floor-Existing
1:100

7 03.0-Roof Plan-Existing
1:100



2 01.1-Ground Floor-Proposed
1:50

4 02.1-First Floor-Proposed
1:50

8 03.1-Roof Plan-Proposed
1:100



5 North West-Existing
1:100

7 North East-Existing.
1:100

3 South West-Existing.
1:100



6 North West-Proposed
1:100

8 North East-Proposed.
1:100

4 South West-Proposed
1:100



Existing (left) and Proposed (right) south-east elevation

3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 6th March 2025 for a period of 21 days. No letters of representation have been received.

RBC Natural Environment

No objections subject to a condition to ensure that protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement and associated Tree Protection Plan.

Ecology

The site is surrounded by habitat highly suitable for foraging and commuting bats, including large, connected neighbouring gardens with trees. The proposed works will significantly affect the existing roof and the dwelling may contain features potentially suitable for roosting bats. As such, there is a risk that the proposals could impact roosting bats, and a bat survey report will need to be produced before the application is determined

Officer note: further to the comments above, the agent submitted a bat survey on 14th April 2025, the bat survey was reviewed by Ecology and additional comments were received below:

The bat survey report (Crossman Associates, April 2025, ref: C1184.005) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.

4. RELEVANT PLANNING HISTORY

PL/98/1005 - Workshop for hobby use. PERMITTED 06/07/1998

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.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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 Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1 (Presumption in Favour of Sustainable Development)
CC2 (Sustainable Design and Construction)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
EN6 (New Development in a Historic Context)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021

Other relevant documents

South Park Conservation Area Appraisal 2008

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 consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

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 remains 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’.

6. 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.

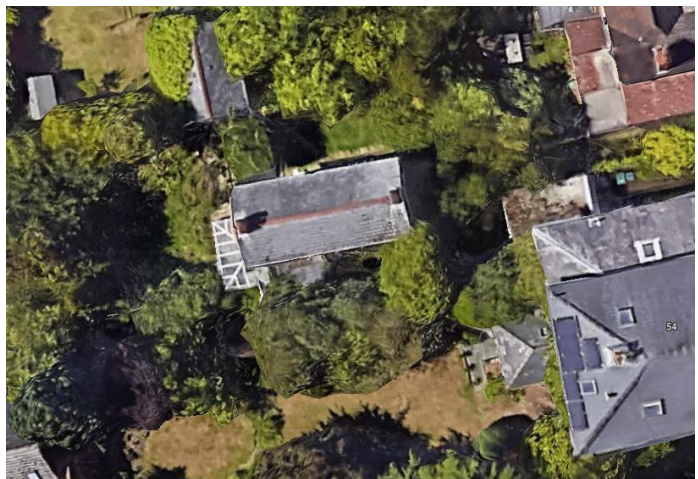
Policy EN1 states that all proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Policy EN3 states that the special interest, character and architecture of Conservation Areas will be conserved and enhanced. Policy EN6 states new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.

Policy CC1 states that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

The proposals are considered subservient to the existing dwelling and the amount of remaining outdoor amenity space for the occupants to enjoy is considered acceptable. The depth of the two storey rear extension does not exceed the 4m guidance within the design guide to house extensions SPD, with an additional set back at first floor level. The hipped roof over the two storey side extension is set down from the ridge of the main roof. The proposed solar panels on the rear roof slope are considered acceptable in terms of size, scale and placement. In terms of design and materials, the proposals are considered suitable and will enhance the dwelling. It is not considered that the extensions or solar panels would detract from the existing dwelling or cause detrimental harm to the external appearance.

Due to the significant set back from the street, combined with the surrounding tall established mature plants and trees, the proposals are not considered harmful to the street scene or conservation area. The surrounding area consists of a variety of residential properties which vary in terms of size, scale and design. Many of the properties have been extended and therefore the development is not considered out of character.

Google earth images:



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 proposed single storey orangery style side extension is considered acceptable as it would replace an existing conservatory of similar scale. The proposed extension would be significantly set away from all neighbouring dwellings. Given the modest scale of the proposed extension, combined with the distance between the proposed extension and the neighbouring properties, no significant adverse impacts are envisaged to neighbouring amenity with regards to overbearing effects, loss of light, or privacy and overlooking.

The proposed rear (east elevation) extension would be more noticeable to neighbouring amenity (due to its location and its two storey nature), however, the scale of the development is fairly modest and there are no identified risks of it appearing overbearing. Furthermore, there are no identified risks in relation to loss of sunlight and daylight. The development would be largely screened by the existing greenery (albeit, this context may change in time without planning permission being involved). The proposed side facing window in the north east elevation would host a bathroom and would therefore be obscure glazed, this will be secured by a condition attached to this permission to ensure that there would be no overlooking or loss of privacy.

For existing / future occupiers of the existing dwelling, the proposed works will improve the quality of accommodation at the site. The amount of remaining amenity space is considered acceptable.

Sustainability

Policy CC1 states that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Policy CC2 states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of the building and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

Whilst the above policy is not directly applicable to this type of application, officers note that the proposed solar panels are a means to maximise the use of energy efficiency and energy conservation, utilising the existing layout of the building and its orientation in efforts to reduce overall energy demand.

Natural Environment and Ecology

As per the observations above, there are no objections from a Natural Environment perspective subject to a compliance condition ensuring protective measures are carried out in accordance with the AMS & TPP submitted with the application. From an ecology perspective the bat survey submitted during the application was considered acceptable.

7. 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.

8. RECOMMENDATION - GRANT

Recommended Conditions:

Time Limit

Materials

Approved Plans

Tree Protection