

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: PL/25/0232 Householder planning permission

Address: 4 Upavon Drive, Reading, RG1 6LP

Proposal: Single storey rear extension, and raised rear deck.

Applicant: Ms Sally Tampakis

Received date: 13/02/2025

Target Decision date: 13/05/2025

Extension of Time agreed with agent: 27/05/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a detached chalet style, two-storey dwellinghouse located on Upavon Drive. Constructed of red brick and render with a tiled pitched roof. The property has a large south facing rear garden with mature trees and private frontage offering limited off-street parking and garden amenity space, as well as a large west facing rear private garden. A number of properties including the neighbour at no.3 Upavon Drive have been subject to extensions of varying scale and design.

Site visit date: 25th March 2025



Aerial image



Rear (southerly) elevations of application site and neighbours

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a single storey rear extension measuring 4m deep by 7.4m wide, the extension will have a maximum a roof height of 3.5m and an eaves height of approximately 3m. The extension will be flat roof construction with 2 large rooflights, a set of Bi-Fold doors and window to rear (southerly) elevation, along with Bi-Fold doors and separate pedestrian door to the side (easterly) elevation. The new element has been purposely designed as accommodation for an elderly relative. The development will provide a sleeping area with separate garden access, a lounge and separate bathroom. The proposal also includes a new decking area for leisure purposes with steps down into the rear garden amenity space. New full height fence with gated access will be installed along the (easterly) side of the property to create a separation between the rear garden and the front of the property.

Plans & documents considered:

Drawing no: AP-000-Rev P1-Project Cover Page, dated Feb 25 (superseded)
Drawing no: AP-100-Rev P1-Site View, dated Feb 25 (superseded)
Drawing no: AP-101-Rev P1-Existing Drawings, dated Feb 25 (superseded)
Drawing no: AP-102-Rev P1-Proposed Drawings, dated Feb 25 (superseded)
Received by the Local Planning Authority on 13th Feb 2025

Drawing no: AP-000-Rev P2-Project Cover Page, dated Feb 25
Drawing no: AP-100-Rev P2-Site View, dated Feb 25
Drawing no: AP-101-Rev P2-Existing Drawings, dated Feb 25
Drawing no: AP-102-Rev P2-Proposed Drawings, dated Feb 25
Received by the Local Planning Authority on 14th Feb 2025

Arboricultural Survey to BS5837:2012, dated Mar 25
Received by the Local Planning Authority on 28th 2025

Arboricultural Method Statement (Arbtech) dated Apr 25
Drawing no: Arbtech TPP 01-Tree Protection Pan, dated April 25
Received by the Local Planning Authority on 28th April 2025

3. PLANNING HISTORY

PL/12/1849 – Side dormer window – Approved 2012

4. CONSULTATIONS

The following were consulted:

Internal

Trees - Natural Environment Officer (comments received 30th April 2025)

The garden is home to trees within 15m of the proposed development, yet no tree survey was submitted with the application. Tree survey and a Tree Protection Plan are required for review. The tree documents were received and reviewed with no objections from the Natural Environment officer, subject to receiving a Tree Protection Plan (TPP).

External

A site notice was attached to an adjacent lamp column on 25th March 2025 and left in place for a minimum of 3 weeks for the duration of public 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

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)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPG

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 proposed development by virtue of its subservient nature is considered acceptable. Both neighbours at no.3 and no.5 Upavon Drive have rear extensions which project further back (southerly) than that of the host property. The extensions to the neighbouring properties vary in scale and design with no set style. The proposal does not extend beyond the rear building line to neighbours at no.3 and no.5 Upavon Drive.

Officers consider the proposal is acceptable and therefore considered compliant 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.

The proposed development is single storey and subservient to the host property, the proposal is therefore not considered overbearing. The proposal has no harm to privacy in terms of overlooking windows. The proposed decking structure would be elevated beyond the existing raised area and extend the full width of the property. This is a common relationship for the surrounding dwelling which all contain substantial outdoor seating areas. Therefore, the proposal would not result in a substantially harmful impact on adjoining amenity compared to the existing and surrounding pattern of development. The property retains a large area of outdoor amenity space.

Officers consider the amended proposal to be compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Tree matters

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. The quality of waterside vegetation will be maintained or enhanced.

A number of trees are within 15m of the proposed development. RBC's Natural Environment officer reviewed the originally submitted document and confirmed that an Arboricultural Method Statement (AMS) was required. The agent submitted an AMS and Tree Protection Plan, which was subsequently reviewed by the Natural Environment officer and confirmed the proposal would be acceptable with regard to policy EN14. The tree documents will be including in the approved plans, and condition L7A attached.

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The proposal is considered compliant with policies EN14 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

Recommended Conditions:

TL1
AP1
M3
L7A
PD5
PD6