

DELEGATED APPLICATION REPORT

Ward: Whitley Ward

App Ref: PL/25/0537 Householder planning permission

Address: 33 BLANDFORD ROAD, READING, RG2 8RG

Proposal: Proposed log cabin in rear garden

Applicant: Mrs Michelle Haynes

Received date: 07/04/2025

Target Decision date: 09/07/2025 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property with a large front driveway and a spacious rear garden. There are three sheds in the rear garden. A narrow path to the south of the site provides access to Lulworth Road. Nos. 36 to 58 Pentridge House are located to the east of the site. The surrounding area is predominantly residential.



*Fig 1 – 4: Images of the front of the property and the three existing sheds in the rear garden (29/05/25);
Extract of the location plan submitted.*

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for a log cabin in the rear garden, measuring ca 5m in width and ca 8.2 in depth, with an eave height of around 2.4m and a total height of about 2.6m. The proposed roof would be sloped, with the lower side facing the narrow path to the south. The cabin would be painted brown to match

the colour of the existing fence in the rear garden. This outbuilding is intended to be used as a game room or home office.

The proposal also includes the removal of two existing sheds to accommodate the new log cabin. Upon completion of the development, the rear garden would contain two detached sheds at the bottom.



Fig 5 & 6: Proposed Floor Plans and Elevations; Proposed Block Plan

Plans/documents considered:

- Location Plan
- IMG – Log Cabin Design Scale (Proposed Floor Plans and Elevations)
- Log Cabin 3D view
- IMG_4341 – 3D view
- IMG_4343 – Specifications of parts
- IMG_4344 – Joist Specification
Received on 10/04/2025.
- 6 photos for existing sheds received on 18/06/2025.
- Proposed Block Plan 2.2, received on 01/07/2025.

Planning History:

PL/18/0065 - Rear extension measuring 4.5m in depth, with a maximum height of 3.5m, 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. Prior Approval Not Required, 20/02/2018.

3. CONSULTATIONS

Transport, Reading Borough Council: No objection.

I reviewed the plans and there are no transport objections to the proposed log cabin.

As the log cabin is located within the curtilage of the site and the lamp column is located on a footpath outside of the site boundary, the siting of the cabin will not impact on the lamp column as all services and connections should run along the footway.

Planning Enforcement, Reading Borough Council: No history found.

A site notice was displayed on 29th May 2025 in front of the application site. The 21-day consultation period ended on 19th June 2025. No letter of representation has been received.



Fig 7: Site notice photo

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.

4. 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 2024
National Planning Practice Guidance

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)

SPD

Design Guide to House Extensions SPD 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. A submission draft 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 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'.

5. 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 H10 states that dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space.

The proposed log cabin is considered acceptable in terms of scale and design. It is modest in size and located in a large rear garden. The colour of the new log cabin would match the existing fence in the rear garden, which is considered complementary to the surroundings. Only part of the new roof would be visible from the street. Therefore, it is not considered to detract from the character or appearance of the existing dwelling or the streetscene, in compliance with Policies CC7, H9, and H10 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 states that dwellings will be provided with functional private or communal open space. 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 new log cabin is intended to be used as a game room or home office, which is considered ancillary to the residential use of the main dwelling. A condition would be included to secure this use. Furthermore, the proposed log cabin would be situated at the bottom of the rear garden, far from any neighbouring properties; to the south, there is a pedestrian path. As such, no issues related to privacy, overlooking, overbearing impact, or loss of sunlight and daylight have been identified.

The property features a spacious rear garden. Although Shed 1 would be retained, the private outdoor space would remain sufficient upon completion of the proposal, as another existing shed would be demolished. Therefore, this proposal complies with Policies H9, H10, and CC8 of the Reading Borough Local Plan 2019.

Existing Shed 1

With regard to the existing Shed 1, no planning history or enforcement actions were found in the Council's system. Following communication with the applicant, five images with timestamps have been provided to demonstrate that the existing Shed 1 was installed in 2014 and has been in use for more than 10 years, which may make it immune from enforcement action. Therefore, the existing Shed 1 is included in the submitted proposed block plan.

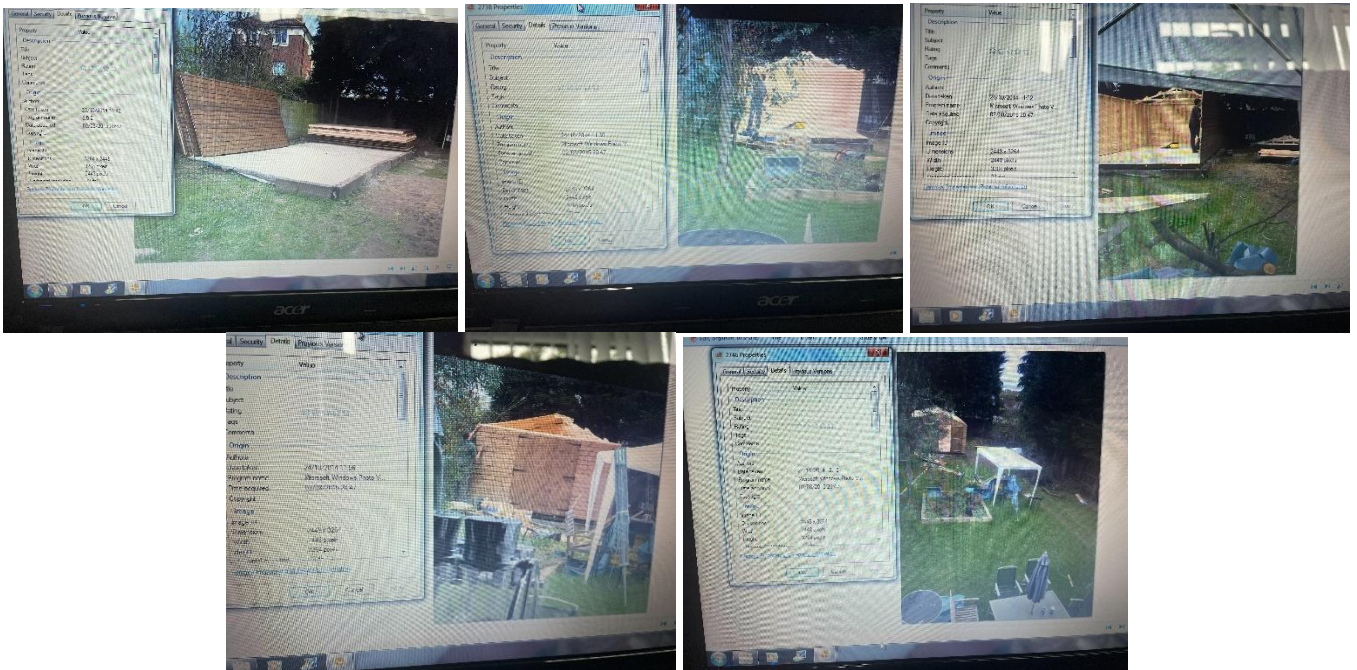


Fig 8 – 12: Images with timestamp of existing Shed 1 provided by the applicant, dated 18/06/2025.

6. CONCLUSION

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

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

Approved Plans

Time Limit

Materials (As Specified)

Ancillary use