

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/25/0843 Householder planning permission

Address: 7 CHALGROVE WAY, EMMER GREEN, READING, RG4 8SJ

Proposal: Erection of an outbuilding for use as an annexe.

Applicant: Mrs J Harris

Received date: 09/06/2025

Target Decision date: 04/08/2025

Case Officer: Gary Miles

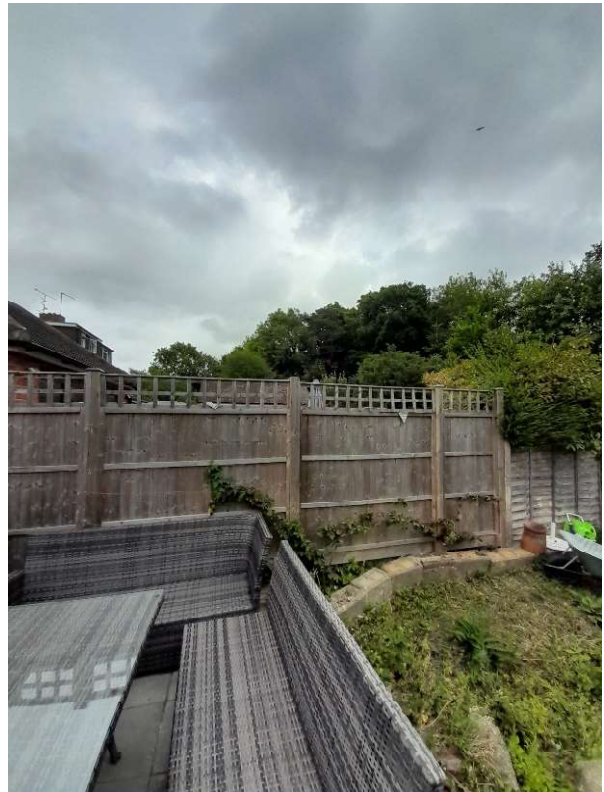
1. SITE DESCRIPTION

The application site is a 2-storey semi-detached dwellinghouse located on the southern side of Chalgrove Way. The property has a larger south facing rear garden which slopes steadily down away from the property and abuts a row of mature trees, some of which are subject to Tree Preservation Orders which form part of the wider Green Network and TPO Canopy (Land between Chalgrove Way, Peppard Road, St Benets Way and Wetherby Close). The property benefits from a private frontage divided between lawn and hardstanding-providing off-street parking for 2 or more vehicles. The property is not listed, nor in a conservation area.

Site visit date: 26th June 2025



Layout of existing rear garden with existing shed/workshop.



Existing shed/workshop and views of rear garden.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of the erection of an outbuilding in the rear garden, for use as an annexe. The annex will measure 14m by 4m, have an eaves height of 2.7m and a ridge height of 3.3m. The annexe will have a pent style roof and be finished in timber with felt shingle roof. The internal layout will consist of a bedroom with ensuite and a separate lounge area – the living areas are served by windows and French doors. One end of the building will be used as a garden store, which is accessed via a separate external door.

Documents considered:

Drawing no: 01-Rev A-Site Location Plan, dated May 25
Drawing no: 02-Rev A-Existing Site Plan, dated May 25
Drawing no: 03-Rev-A-Proposed Site Plan, dated May 25 (superseded)
Drawing no: 04-Rev A-Existing Outbuilding (Elevations and Floor Plans), dated May 25
Drawing no: 05-Rev A-Proposed Outbuilding (Elevations and Floor Plans), dated May 25 (superseded)
Planning Statement (Acre Planning Limited), dated June 25
Received by the LPA on 9th June 2025

Drawing no: 06-Rev A-Tree Protection Plan, dated June 25 (superseded)
Received by the LPA on 30th June 2025

Drawing no: 03-Rev-B-Proposed Site Plan – revised layout, dated May 25
Drawing no: 05-Rev B-Proposed Outbuilding (Elevations and Floor Plans) revised layout, dated July 25
Drawing no: 06-Rev B-Tree Protection Plan – revised layout, dated June 25
Received by the LPA on 7th July 2025



3. RELEVANT PLANNING HISTORY

PL/25/0243 – Proposed part single part double side and rear extension – Withdrawn May 25

PL/93/0524 – Single storey rear extension – granny annexe – approved Jan 1994

4. CONSULTATIONS

Internal

- RBC Natural Environment (Tree) Officer - No objections

External

A planning notice was attached to the fence of the property on 26th June and left in place for a minimum of 21 days for the duration of the statutory public consultation.

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 as a result 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.

Although differing from the main dwelling in appearance, the design of the outbuilding is considered good quality and is not considered to pose a risk of harm to the outlook of the site. The overall scale, length, width and height of the proposal is considered acceptable compared to its surroundings.

The proposal is not considered harmful to the character and appearance of the property or the surrounding area and as such proposal is considered compliant with policies CC7 & 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 will be largely screened from sight by the fence and hedgerow along the boundary with no.8 Chalgrove Way. Furthermore, the ground level deviates between the neighbouring property.

The maximum height of the proposed structure is 3.3m to the ridge. The proposal is not considered overbearing to neighbouring amenity. The host property retains a large percentage of outdoor space for leisure and recreation enjoyment. The proposed pent roof will be sloping towards the boundary with no.8 Chalgrove Way- furthermore reducing any overbearing effects.

No windows or skylights are proposed to be placed in elevations or roof slopes facing the neighbours.

The proposal is considered compliant with policies CC8 & H9 of the Reading Borough Local Plan 2019.



Tree matters

The Natural Environment Officer has reviewed the supplied documents and viewed the photographs following my site visit. The mature trees at the bottom of the garden are considered far enough away from the proposed development. A suitable tree protection plans has been submitted.

Officers consider the proposal is compliant with policies CC7 and EN14 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

APPROVE

Recommended Conditions:

TL1
AP1
M3
L6
PD5
PD6