

DELEGATED APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/24/1265 Householder planning permission

Address: 40 ELSLEY ROAD, TILEHURST, READING, RG31 6RP

Proposal: Providing a pitched roof over the existing integral garage; roof tiles to match those on the main roof with identical pitches ; construct the new gable end wall with bricks to match.

Applicant: Mr John Tomas

Received date: 26/09/2024

Target Decision date: 24/12/2024 was extended to 15/08/2025 to allow for various delays relating to tree surveys

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a detached two-storey dwelling with a single storey attached garage/side extension and single storey rear extension. The she main roof is gable ended while the extensions all have flat rooves. The site contains a number of trees with TPOs close to the site of the proposed works.

Site visit date: 11/12/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is to replace the flat roof over the garage/side extension with a gable ended roof to match the pitch of the existing roof. Plans and considered;

Location Plan

Drg Elsley 01 – Existing Front Elevation

Drg Elsley 02 – Existing Rear Elevation

Drg Elsley 03 – Existing Side Elevation

~~Drg Elsley 04 – Proposed Front Elevation (Superseded)~~

~~Drg Elsley 05 – Proposed Rear Elevation (Superseded)~~

~~Drg Elsley 06 – Proposed Side Elevation (Superseded)~~

~~Drg Elsley 07 – Block Plan (Superseded)~~

As received on the 4th of February 2025

Reference V63 – Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (Revised 4th June 2025)

Tree Protection Plan (revised and dated 08/04/2025)

Drg Elsley 07 - Block Plan

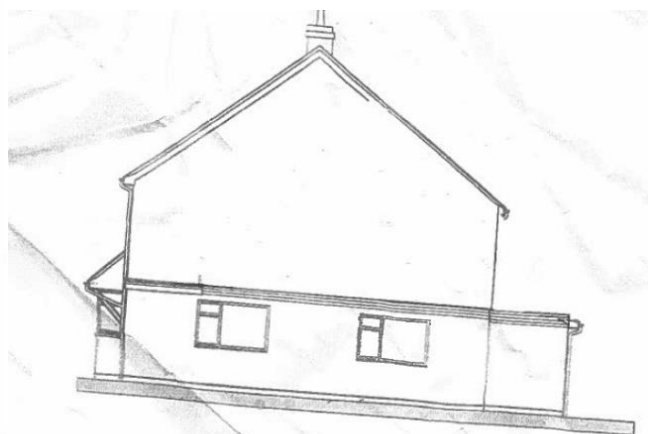
Received 16th of June 2025

Proposed Plans and Elevations

Received 29th of July 2025



EXISTING Front Elevation

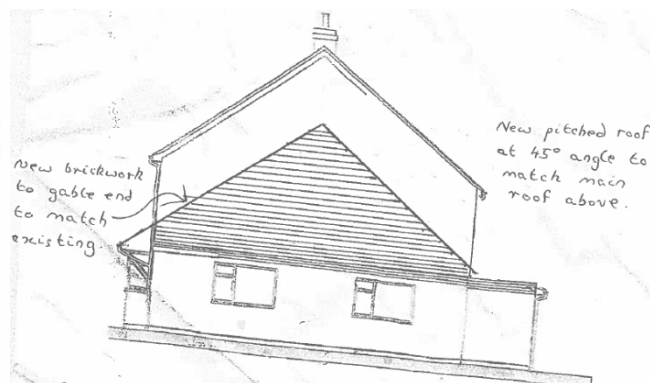


EXISTING Side Elevation



PROPOSED Front Elevation

New pitched
roof over
ex. garage



PROPOSED Side Elevation

New brickwork
to gable end
to match
existing

New pitched roof
at 45° angle to
match main
roof above.

3. RELEVANT PLANNING HISTORY

App Ref: PL/07/0091 Full planning permission

Proposal: Front canopy and single storey rear extension

Decision: Approve on 22nd of June 2007

App Ref: PL/12/1279 Consent under TPO

Proposal: Fell one Pine and two Beech trees

Decision: Withdrawn

App Ref: PL/18/1312 Full planning permission

Proposal: Removal of T1 Pine, T2 Beech & T3 Beech. Cut back T4 Beech at 5 Barbrook Close & T5 Oak at 12 Barbrook Close

Decision: Split on 7th of February 2019

4. CONSULTATIONS

The site notice was posted, and the consultation period ran for the statutory three weeks. The following addresses were consulted by letter:

- 40 Elsley Road, Tilehurst, READING, RG31 6RP
- 31 Elsley Road, Tilehurst, READING, RG31 6RP
- 38 Elsley Road, Tilehurst, READING, RG31 6RP
- 40a Elsley Road, Tilehurst, READING, RG31 6RP

No letters of representation have been received from the public.

Natural Environment Officer

The potential for the proposed roof to impact trees with Tree Protection Orders has been an important aspect of this application. Following the submission of updated materials they were deemed sufficient by our Natural Environment Officer provided a condition was included requiring the details of these to be followed.

5. LEGAL AND PLANNING POLICY CONTEXT

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.

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 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPD 2021
Tree Strategy 2021

6. APPRAISAL

Character and Appearance

Policy H9 states that alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole.

The proposed replacement roof would match the design and pitch of the existing main roofline. Ordinarily this would raise concerns about being visually subordinate to the main roof; however, in this case it is set down enough and lacks the width required to do this. As such, while the pitch is steep for such a narrow roof, no real harm is deemed to result and as such the appearance of the proposed roof is sufficiently sympathetic to the host dwelling. The materials would match the host property which is appropriate. Further to this analysis, the proposal satisfies the character considerations of local policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The location of the proposed roof and distance to neighbouring properties would ensure there is no capacity for it to result in loss of light, outlook, or create a sense of overbearingness for neighbouring dwellings. The proposal is considered to meet the aims of local policies H9, H10, and CC8.

Trees

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that alterations will only be acceptable where it does not result in the loss of biodiversity within gardens.

There are four Tree Protection Orders within the proposal site. A survey was undertaken and plans submitted for ensuring their protection. The Tree Officer concluded these were sufficient and recommended a condition that they be required to be followed as part of construction to manage potential damage to the trees. It is the view of the planning officer that the AIA and TPP are sufficient to this task and that the proposal is unlikely to result in a net loss of biodiversity or geodiversity. As such the proposal accords with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan provided the proposed condition is included as part of any decision to grant approval.

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

Recommended Conditions:

1. TL1 Standard time limit
2. Materials as specified
3. AP1 Approved plans
4. L7A Arboriculture Method Statement (As Specified)