

DELEGATED APPLICATION REPORT

Ward: Caversham

App Ref: PL/25/0833 Householder planning permission

Address: 10 MARSACK STREET, CAVERSHAM, READING, RG4 5AP

Proposal: Construction of Granny annex in rear garden.

Applicant: Mrs Cecilia Kelly

Received date: 05/06/2025

Target Decision date: 28/08/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a 2-storey end of terrace dwellinghouse located on the southern side of Marsack Street. The property has a south facing rear garden, trees and shrubs are positioned off-site around the boundary treatment. The property benefits from a private frontage, a garage and off-street parking for 1 vehicle. A council owned alley way segregates the rear garden from the detached neighbour to the west. The proposed development is solely within the rear garden of the host property. A number of properties in the vicinity have sheds and outbuildings of varying scale. No protected trees are present at or adjacent to the address. The property is not listed, nor in a conservation area.

Site visit date: 10th July 2025



Rear garden – looking south.

2. PROPOSAL AND SUPPORTING INFORMATION

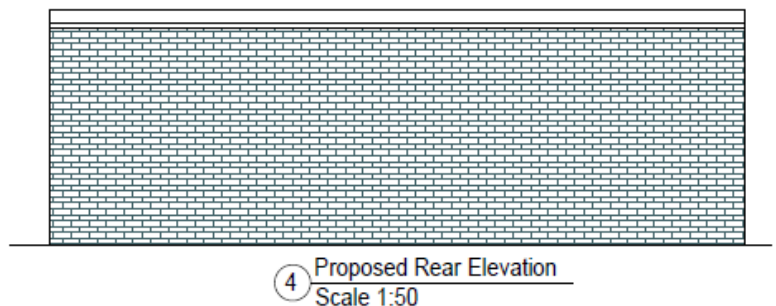
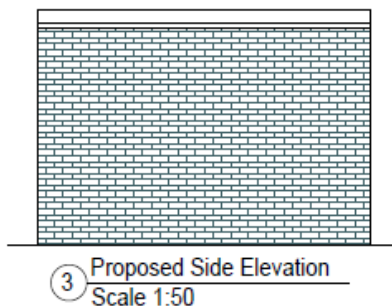
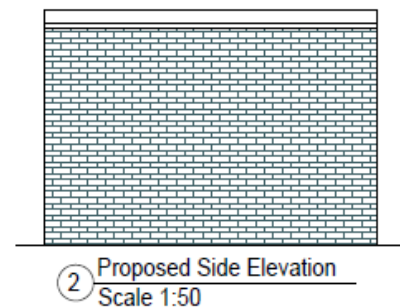
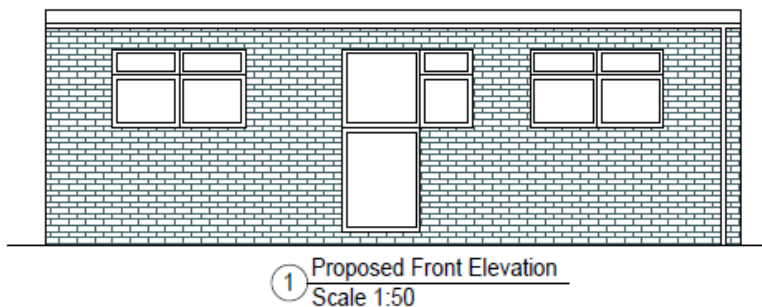
The proposed development consists of the erection of an outbuilding in the rear garden for use as an annexe. The annex will measure 7.8m in length by 3.8m in width and have an eaves height of circa 2.5m and a ridge height of circa 2.8m. The annexe will be constructed from brick with a flat roof. The internal layout will consist a bedroom, a bathroom and a separate main living area. Upvc windows will serve the bedroom, bathroom and living room, with a upvc door to the entrance on the northern elevation. The annex is to remain ancillary to the host property known as 10 Marsack Street.

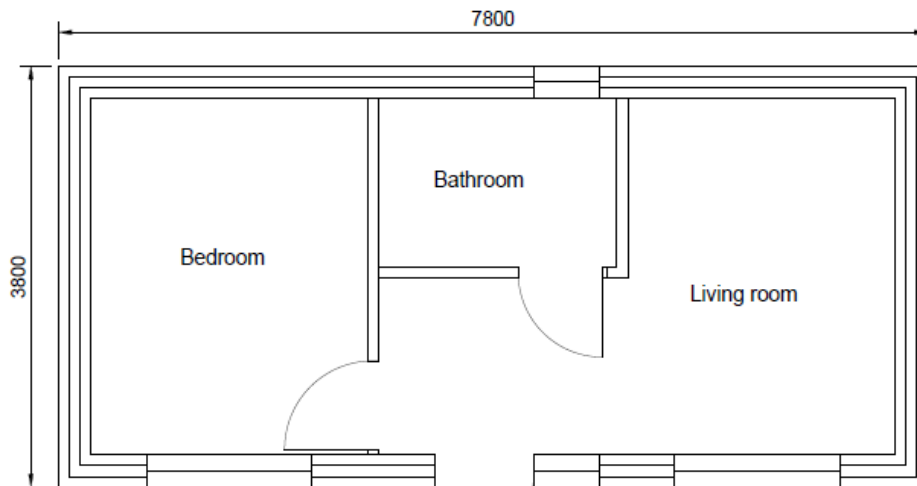
Documents considered:

Drawing no: P80 Rev A-Location Plan, dated May 25
Drawing no: P90 Rev A-Proposed Site Plan, dated May 25 (superseded)
Drawing no: P100 Rev A-Proposed Plans, dated May 25 (superseded)
Drawing no: P101 Rev A-Proposed Elevations, dated May 25 (superseded)
Planning Statement (ACN Structures)
Received by the LPA on 5th July 2025

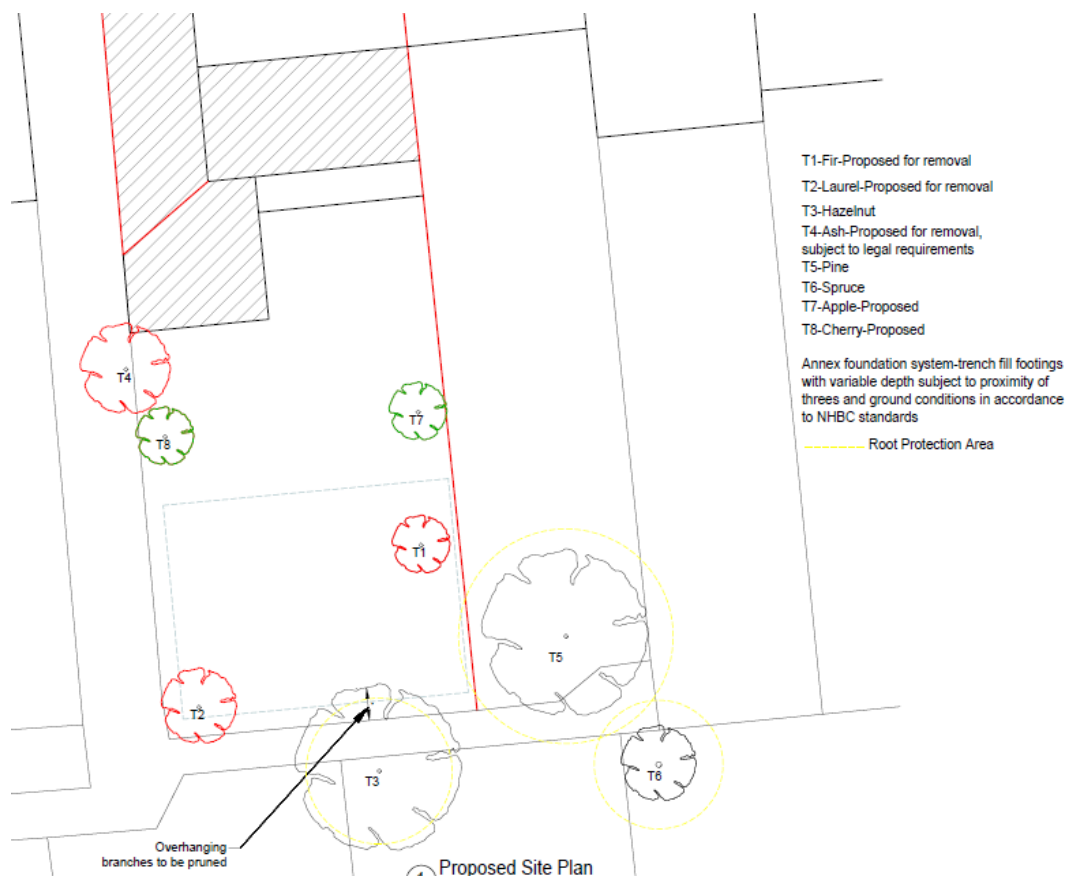
Drawing no: P70 Rev B-Site Plan-Trees, dated Jun 25 (superseded)
Received by the LPA on 17th July 2025

Drawing no: P90 Rev B-Proposed Site Plan, dated May 25
Drawing no: P100 Rev B-Proposed Plans, dated May 25
Drawing no: P101 Rev B-Proposed Elevations, dated May 25
Received by the LPA on 13th August 2025.





1 Proposed Floor Plan
Scale 1:50



Proposed site layout and tree plan, pruning, removal, retention.

3. RELEVANT PLANNING HISTORY

PL/19/0406 – Single storey extension, rear and two storey side extension – Approved - May 2019

PL/07/0712 – Storey rear and two storey side extension – Approved – July 2007

4. CONSULTATIONS

Internal

- Trees - Planning Natural Environment

External

A planning notice was attached to the fence of the property on 10th July and left in place for a minimum of 21 days for the duration of the statutory public consultation.

1 letter of support has been received below:

A representative of the National Annexe Planning Consultancy (NAPC) – Supports the application.

It should be noted that any decision made in relation to this application, is made solely on the merits of the proposal, local plan and national planning policies and non-biased to the content of the letter of support.

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.

The original plans showed the annex measuring 8m long by 6m wide, with 2 bedrooms, separate living area, bathroom and kitchen. Plans were resubmitted showing a smaller structure along with a reduction in bedrooms and internal rooms. Although differing from the main dwelling in appearance, the design of the outbuilding is considered acceptable and is not considered to pose a risk of harm to the outlook of the site. The revised annex in terms of overall scale, length, width and height is considered acceptable compared to its surroundings.

The proposal is not considered harmful to the character and appearance of the property, the neighbouring properties 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 annex will have a maximum height of between 2.8 and 3m. The structure is flat roofed, has a low-level ground floor and 2 windows facing north directly into the rear garden of the host property, rather than overlooking into neighbouring gardens.

Due to concerns by officers over its size - the annex has been reduced in size by approximately 35% from 8m to 7.8m long, and from 6m to 3.8m in width, whilst the overall height remains unchanged at a maximum of 3m. The original property (house) retains ample outdoor space for socialising and amenity use.

No windows are to be placed in elevations facing the neighbours to the east or west, whilst the south facing window serving the bathroom will look out directly onto the boundary treatment, the window will be obscure glazed controlled with a planning condition.

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 photographs following my site visit. The natural environment officer has no objections to the removal of tree T1 (fir) and T2 (laurel) and no replacement planting is required, by virtue of the size of the existing garden, and the retention of 5no. trees remaining in place as per the Proposed Site Plan (drawing no P90-Rev B). Tree T3 will need to be pruned to make room for the proposed development. An informative will be included in the decision notice to protect any adjacent trees and their root systems.

Officers consider the proposal is compliant with policies CC7 and EN14 of the Reading Borough Local Plan 2019.

Ancillary Use

The design guide to house extensions SPD states that: *“Ancillary accommodation in this case refers to provision of more self-contained accommodation such as a granny annexe. Ancillary accommodation that complies with the principles in this SPD and with other planning policies is largely acceptable, so long as it does not have the capability of operating as a separate dwelling that could be let or sold separately (Reading Borough Local Plan policy H9)”*

In accordance with policy H9, and the adopted SPD, a condition will be attached to ensure the proposal remains ancillary to the primary use of the site.

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
PD5
PD6