

DELEGATED APPLICATION REPORT

Ward: Church

App Ref: PL/25/0445 Householder planning permission

Address: 46 SHINFIELD ROAD, READING, RG2 7BW

Proposal: Proposed ground and first floor rear extension, pergola, solar panels and associated works

Applicant: Jinfeng Luo

Received date: 21/03/2025

Target Decision date: 22/08/2025 (extension of time agreed with the applicant)

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The site is a large two storey 5 bedroom detached house with three gable ends and bay windows, set back from Shinfield Road. The western side of the road is characterised by large dwellings, mostly detached or semi-detached. The eastern side of the road is occupied by Reading University, with a well established tree boundary running adjacent to the road. The buildings along Shinfield Road are a mixture of designs. The garden boundary provides screening from established tree coverage and vegetation. It is not a listed building or located in a Conservation area.

Site visit date: 15th April 2025

Site visit photo & location plan:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a part single and part two storey rear extension and an attached pergola at the rear elevation, with an internal redesign and associated works. The existing rear ground floor extensions will be partially demolished to enable the proposed extension to be constructed. Solar panels will also be erected on the roof of the rear extension.

An arboricultural report has been provided to assess the impact of the development on the existing trees in the rear garden.

Plans/documents considered:

Design and Access Statement received 21/03/2025

Fire Safety Strategy received 21/03/2025

Flood Risk Assessment received 21/03/2025

Location Plan received 21/03/2025

Drawing No. B237186-1100 Rev A – Existing Floor Plan and Roof Plans received 26/03/2025

Drawing No. B237186-1200 Rev A – Existing Elevations and Sections received 26/03/2025

Drawing No. B237186-3100 Rev A – Proposed Floor Plan and Roof Plans received 26/03/2025

Drawing No. B237186-3200 Rev A – Proposed Elevations and Sections received 26/03/2025

Drawing No. B237186-3000 Rev B – Existing and Proposed Block Plans received 15/05/2025

Bat Survey received 05/06/2025

Arboricultural Impact Assessment ref TH 4794 B received 26/06/2025

Bat Activity Survey Report received 13/08/2025

3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 15th April 2025 for a period of 21 days. No letters of representation have been received.

RBC Natural Environment –

Tree report is still applicable (Officer note: in the context of the 2024 application – see relevant history below) insofar as the impact is unchanged but it needs to be updated to refer to the proposal at hand – updating the description of proposals and relevant plans. The TPP also needs to be updated with the slightly amended block plan.

The current proposed Block plan numbers the trees on site with completely different numbers to the arb report.

Officer note: following on from the comments above, an amended tree report was provided. The Natural Environment officer reviewed the report and provided further comments below:

The minor amendments have been done. No objections to the proposals subject to a condition to secure development in accordance with the Arboricultural Impact Assessment Method Statement & Tree Protection Plan, Date: 25th June 2025 Ref: TH 4794 B.

Ecology –

The application site comprises a dwelling located close to the University where it is proposed to add a two storey extension to the rear of the building. The house is situated in an area that provides good habitat for roosting and foraging bats including woodland associated with Leighton Park School to the east and large neighbouring properties with trees, and lines of trees to the rear. There is therefore a risk that the proposals may affect roosting bats.

While the Bat Survey Report (ROAVR Group, May 2025, ref: 25_PRA_05_25) does not appear to have been undertaken by a licensed bat ecologist or a member of CIEEM, the findings are considered acceptable.

The report concludes that further survey is required to determine whether the building hosts a bat roost.

Officer note: following on from the comments above, a further bat activity survey report was provided. Ecology reviewed the report and provided further comments below:

The bat survey report (ROaVR Group, August 2025, ref: 25_BAT2_06_96) details the results of a single emergence survey carried out on the 11 August 2025. Although the information in the report is not strictly in accordance with the Bat Conservation Trust Bat Survey Guidelines which states that details of survey start and end times, sunset time, and weather details should be provided along with a plan showing where bats were observed or recorded, it is considered that the findings of the report are accurate and that the house is unlikely to host roosting bats.

As such, there are no objections to this application on ecological grounds.

4. RELEVANT PLANNING HISTORY

PL/24/1346 – Proposed ground floor rear extension, floor plan redesign and all associated works.
PERMITTED 04 February 2025.

940795 - Demolition of existing concrete double garage, greenhouse & utility room. Erection of double garage with bedroom and games room over. Single storey rear extension & conservatories.
PERMITTED 20 September 1994.

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.

5. 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)

CC1 (Presumption in Favour of Sustainable Development)
CC2 (Sustainable Design and Construction)
CC3 (Adaption to Climate Change)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity) H9 (House Extensions and Ancillary Accommodation)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions (2021)
Sustainable Design and Construction (2019)

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. The submission version 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-

Proposed under application PL/25/0445:



The proposed ground floor extensions (including a pergola) and alterations to the dwelling were previously approved under reference PL/24/1346 and there have been no significant changes in policy or circumstances at the site or surrounding area since that time. This is material to the current proposal and these elements of the proposal are considered to be acceptable on this basis.

This application goes further than the previous permission by also introducing a rear extension at first floor level. This element of the proposal would project beyond the rear wall of the existing dwelling by 2.78m and despite essentially being full width, owing to its relatively shallow depth is considered a subservient addition to the main house, within the context of the expansive size of the existing dwelling. In terms of design, the materials and fenestration arrangements are considered acceptable, although more modern in appearance by introducing smooth render and dark grey aluminium roof fascias (set within the context of the existing building having more traditional brickwork). As can be seen below, there are a variety of material finishes to the rear elevations of properties along this stretch of Shinfield Road, with the proposal therefore adding to this mix and not being a harmful addition. The roof form would match the existing to help aid its integration and maintain the character of the existing house. 10 solar panels would be located on the roofslopes of first floor rear extension. The solar panels are considered acceptable in terms of size, scale and placement, set away from the side edges of the roof, set down from the ridgeline, and set back from the eaves. The solar panels are not considered to detract from the existing dwelling or cause detrimental harm to the external appearance of the building.



Google maps image showing the variety of material finishes to rear elevations along this part of Shinfield Road

The development is contained at the rear of the site and would not be visible within the public realm. Furthermore, due to the varied nature of the houses within the vicinity, the proposed development is not considered harmful to the character of the area.

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 depth of the two storey element of the proposed development does not exceed the guidance within the design guide to house extensions SPD, furthermore the extension has been designed to ensure that it does not breach the 45 degree lines of light from the mid-point of the closest habitable windows of the neighbouring properties. The roof form of the proposed two storey rear extension, sloping away from the side boundaries, helps reduce any overbearing impacts to the neighbouring properties either side of the site. The proposal is not considered to result in any overlooking or loss of privacy. A condition is attached to this planning permission to ensure that the flat roof area over the single storey rear extension will not be used as a balcony without a separate permission being granted by the local planning authority.

Whilst the proposed first floor extension only includes windows facing towards the existing rear garden, it is considered necessary to secure a condition which precludes the applicant introducing side elevation windows at first floor level (without first receiving permission from the local planning authority), to prevent future overlooking and loss of privacy to neighbouring occupiers.

For current and any future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, via the additional space created.

The proposed development does not create an unacceptable loss of outdoor amenity space.

Trees and biodiversity

Policy EN 14 states '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. New development shall make provision for tree retention and planting within the application site.'

The proposal includes the removal of trees within the garden. The RBC Natural Environment team have reviewed the Arboricultural method statement and Tree Protection Plan provided and have no objections subject to a condition, as set out in section 3 above.

Policy EN12 states 'On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible'.

The bat surveys submitted conclude that the house is unlikely to host roosting bats, the RBC Ecology adviser has reviewed the information provided and raises no objections to the proposal. It is considered that the impact of the development, a replacement single storey rear extension, first floor extension and decking area would have negligible upon biodiversity given the majority of the development would be sited upon the existing hardstanding rear patio. Retained mature landscaping and trees would provide suitable habitat for wildlife. An informative is recommended to remind the applicant of their legal obligations in terms of disturbance to nesting birds.

Other matters

The proposed works do not change the existing on site parking provision and the garage is to be retained. No changes are proposed to the existing vehicle crossing.

7. 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 - GRANT

Recommended Conditions:

Time Limit TL1

Materials M3

Approved Plans AP1

Flat Roof Restrictions PD5

Arboricultural Method Statement (as specified) L7A

No new openings on north and south side elevations of first floor extension hereby approved PD2