

## **DELEGATED APPLICATION REPORT**

Ward: Church

App Ref: PL/25/1028 Householder planning permission

Address: 1 WELLINGTON AVENUE, READING, RG2 7BP

Proposal: Part two storey and part single storey side and rear extensions.

Applicant: Ms Arfana Amin

Received date: 21/07/2025

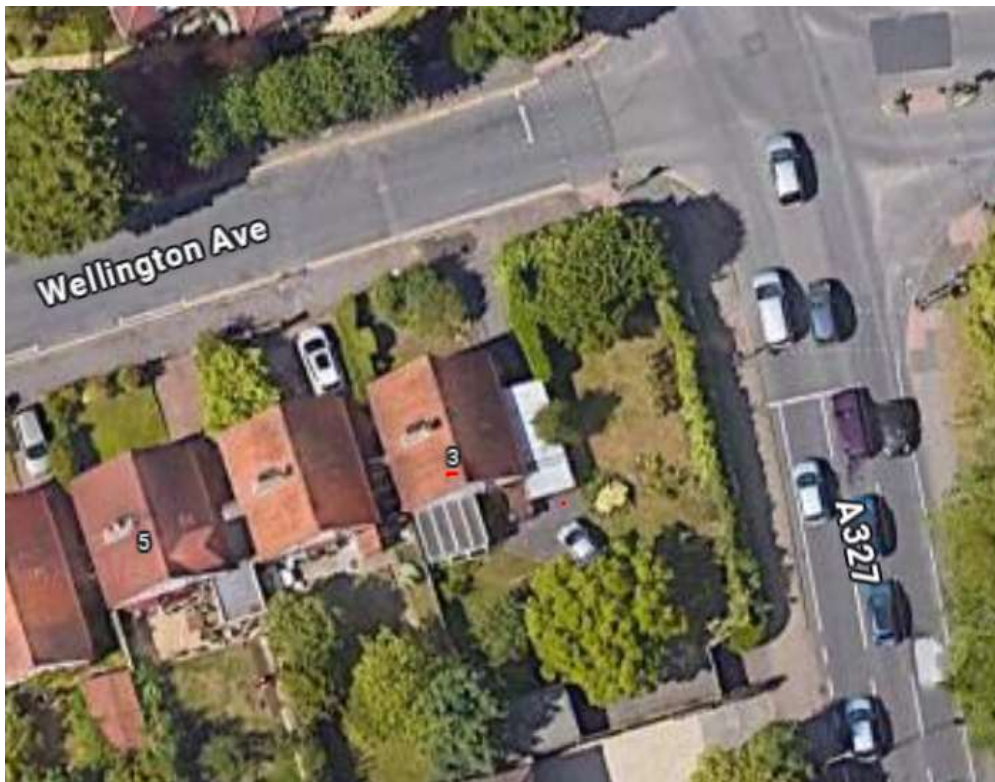
Target Decision date: 21/10/2025

**Case Officer: Gary Miles**

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### **1. SITE DESCRIPTION**

The property is a two storey, chalet style dwellinghouse, located on the junction of Wellington Avenue and Shinfield Road. The property is constructed from red brick a red clay tiled pitched roof. The property has a symmetrical front and rear gabled elevations. The host property forms 1 of 5 chalet style detached properties of similar design and build, as well as other detached properties further along the street. Wellington Avenue is made up of detached properties of varying sizes, the properties are separated with large gaps. The host property is largely untouched and original and has a large south facing rear garden which wraps around the house on its corner plot location. The property benefits from front off-street parking to the front, with gated access to the side as well as gated access to the rear (off Shinfield Rd) with an existing formal dropped kerb leading to a garage and additional off-street parking several vehicles. The property is not listed nor within a conservation area.



Aerial image of property - no.3

**Site visit date:** 16<sup>th</sup> September 2025



Front elevation, looking south.



Rear elevation, looking north northwest.



Rear elevation, looking south



Looking south showing wrap around garden to side



Looking towards rear elevation & carport. Looking west - the side extension will replace the carport.

## **2. PROPOSAL AND SUPPORTING INFORMATION**

The proposal consists of part two storey and part single storey side and rear extensions, following demolition of the existing rear conservatory and side carport. The two-storey extension will measure circa 4.7m in width and extend along the existing side (easterly) elevation. The rear single storey extension will have a projection of circa 4.6m and extend largely across the entire rear (southerly) elevation. The single storey extension has a roof height of 2.5m and will include a set of Bi-Folds to the rear elevation along with wrap around Bi-Fold doors to the south and easterly elevations and two roof lanterns placed in the single storey flat roof.

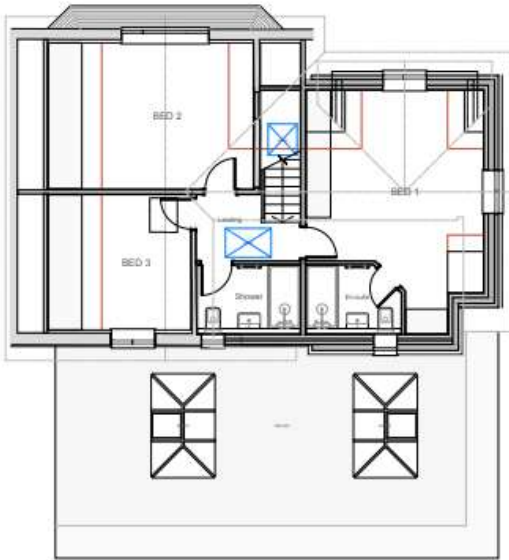
The first-floor element above the new side extension (lounge) will consist of pitched roof with a cottage style dormer to the front elevation facing north and a flat roofed style dormer to the rear elevation facing south. Skylights are to be added at roof level to allow a daylight into the newly created landing and stairwell. One tree of low quality C1 will be removed to make way for the side extension. The property will retain a large volume of mature trees, hedging and vegetation.

### Documents considered:

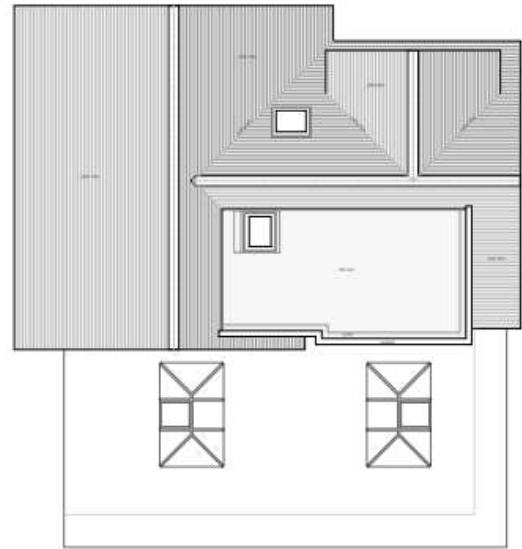
Drawing no: P2502-01-Location Plan and Block Plan, dated Jul 25  
Drawing no: P2502-02-Existing Plans & Elevations, dated July 25  
Drawing no: P2502-03-Proposed Plans & Elevations, dated July 25  
Received by the LPA on 21<sup>st</sup> July 2025

Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (Roavr Group)  
dated 20<sup>th</sup> Aug 25  
Received by the LPA on 26<sup>th</sup> August 2025

Preliminary Roost Assessment Report PRA (Roavr Group)  
Received by the LPA on 5<sup>th</sup> September 2025



**PROPOSED FIRST FLOOR**  
SCALE 1 : 100



**PROPOSED ROOF PLAN**  
SCALE 1 : 100



**PROPOSED NORTH ELEVATION**  
SCALE 1 : 100



**PROPOSED SOUTH ELEVATION**  
SCALE 1 : 100

### **3. RELEVANT PLANNING HISTORY**

None.

### **4. CONSULTATIONS**

#### Internal consultees

- Ecology Consultations
- Trees - Planning Natural Environment

#### External consultees

- A planning notice was attached the lamp column directly outside the address on 16<sup>th</sup> September and left in place for the statutory 21-day consultation period.

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)  
TR5 (Car & Cycle Parking)  
EN12 (Biodiversity and the Green Network)  
EN14 (Trees Woodland & Hedges)

### **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 proposed extensions have been designed to marry in with the host property. The extensions include a cottage style dormer with views to the front, while the box dormer extension sits at the rear of the property. Whilst the box dormer extension is of differing appearance to that of the host property, it is not considered harmful to the front streetscene as it is screened from view by the property. Harm to the rear streetscene or the adjoining Shinfield Road streetscene is protected by virtue of the corner plot and the large wrap around gardens and mature hedgerows. The property is positioned away from the Shinfield Road and a number of mature trees and shrubs offer additional screening.

The proposal is considered subservient in terms of the host property and the overall space around the property. The pitched roof and the front cottage style dormer work well with the host property in terms of design and scale.

In terms of character, appearance, scale and materials the proposal and is considered compliant with policies CC7 and 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 existing westerly elevation to the host property is built right up the existing boundary with no.3 Wellington Avenue. The proposed single storey rear extension is considerably set off the boundary with no.3 Wellington Avenue to reduce the feeling of overbearingness. The maximum height of the single storey rear elevation is 2.5m which is not considered harmful in terms of neighbouring amenity. The projection of the single storey extension has been designed to protect the sight lines to windows serving habitable rooms next door. One new window is proposed on the southern elevation, though this window is serving a bathroom and therefore will be obscure glazed. This window is also set in an elevation which is set back from the existing rear gable, thus minimising any additional overlooking or the feeling of overlooking. Overshadowing is not a concern here, neither is loss of privacy.

The proposed extensions are considered acceptable and considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

### **Transport matters**

Local parking standards are set out in the RBC, Revised Parking Standards and Design Supplementary Planning Document (SPD) which takes into account the accessibility of the site. In line with the adopted parking standards, two parking spaces must be retained for the residential dwelling.

The dwelling currently benefits from front and rear driveways with a separate detached garage. The property retains enough off-street parking for several vehicles.

The proposal is considered compliant with policies TR5 and H9 of the Reading Borough Local Plan 2019.

### **Ecology matters**

The site is located on a Green Link as per local plan policy EN12.

The bat survey report (Roavr Group, ref: 25\_PRA\_07\_109, August 2025) concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

However, in accordance with paragraph 193 of the NPPF (2024), which states that:

*“Opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”* and Local Policy EN12

that states that development should “provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes).

The Ecology officer has recommended that a condition should be set to ensure that enhancements for wildlife are provided as part of the new development. A condition will be included in the Decision Notice to secure at least two swift boxes.

The proposal is compliant with policy EN12 and H9 of the Reading Borough Local Plan 2019.

### **Tree matters**

As the property is surrounded by mature trees and shrubs, the Natural Environment officer has been consulted. The officer confirms having reviewed the Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement submitted by the agent, there are no objections.

The Natural Environment officer states the site is within an AQMA and it is therefore important that the removal of a section of H1 and complete removal T1 is mitigated through tree replanting as the AIA suggests.

The proposal is compliant with policy EN14 and H9 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**

GRANT

TL1  
AP1  
M1  
L7A  
PD5  
EC1