

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/1306 Removal/variation of conditions

Address: LAMORNA, UPPER WARREN AVENUE, CAVERSHAM, READING, RG4 7EB

Proposal: Part ground, part first floor extensions and alterations with new detached garage. Variation of conditions 3 (Plans) and 7 (Biodiversity) of application PL/24/1705 - Design adjustments to improve aesthetics.

Applicant: Mr & Mrs L. Antonian

Received date: 15/09/2025

Target Decision date: 11/11/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a detached residential property, set within a spacious plot, located in Upper Warren Avenue in Caversham. The host property is significantly set back from the street. The surrounding area consists of detached dwellings, varying in terms of scale and design.

A site visit was carried out as part of process for the previously planning application on 07/01/2025.

Site visit photos:



2. BACKGROUND, PROPOSAL AND SUPPORTING INFORMATION

Planning Application PL/24/1705 for part ground, part first floor extensions and alterations with new detached garage was permitted on 19th February 2025.

This application has been submitted under s73 of the Town and Country Planning Act (1990), to vary conditions 3 (approved plans) and condition 7 (biodiversity) of planning permission PL/24/1705.

The current application originally sought to remove condition 7 completely, however, it is considered necessary for a biodiversity condition to remain to ensure that the biodiversity measures will be put in place. If the condition were removed, there would be no legally binding requirement for the approved measures to be installed.

Therefore, it is proposed to amend the wording of condition 7 from:

Prior to the occupation of the development, details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks integrated into the new building/extension, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

REASON: To incorporate biodiversity in and around developments in accordance with paragraph 187 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

To:

Prior to the occupation of the development, the biodiversity enhancements shall be installed in accordance with the approved plans reference [Shaun Tanner Architecture and Planning – Proposed Elevations 2 of 2 June 2024, ref 3938/206 rev C received 15 September 2025]

The proposed variation to condition 3 (approved plans) involves amendments to roof form of the proposed garage and additional solar panels on the proposed garage roof.

The changes also include a slight amendment to the footprint of the proposed extensions and amending the roof styles to form a flat roof over the single storey rear projections, with two roof lanterns. The plans also illustrate changes to the fenestration arrangements, and the proposed stone coloured lime render has been amended to painted white brickwork to match the existing.

The design adjustments are proposed as the applicant considers the amendments will improve the aesthetics. No other changes to the approved plans have been proposed as part of this application.

Plans approved under planning permission PL/24/1705

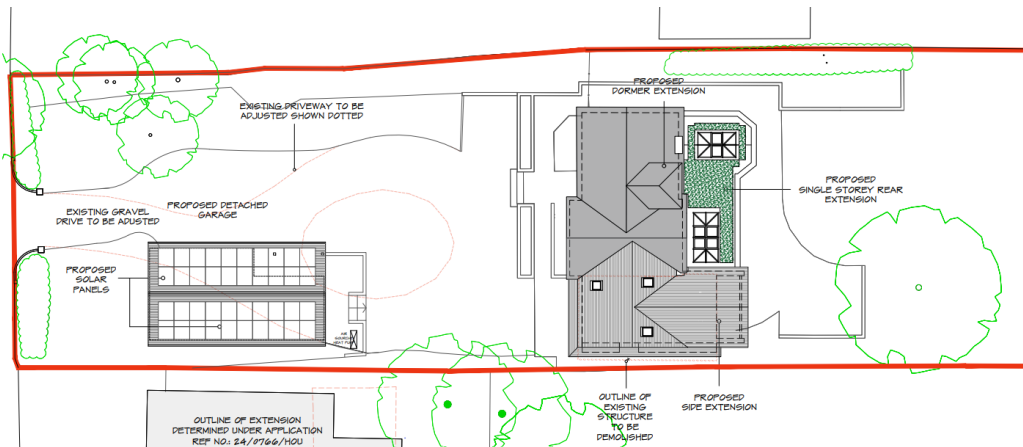
Drawing No. 3938-201 B – Proposed Ground Floor Plan received 20 December 2024
 Drawing No. 3938-202 B – Proposed First Floor Plan received 20 December 2024
 Drawing No. 3938-203 B – Proposed Second Floor Plan received 20 December 2024
 Drawing No. 3938-204 B – Proposed Roof Plan received 20 December 2024
 Drawing No. 3938-205 B – Proposed South and West Elevations received 20 December 2024
 Drawing No. 3938-206 B – Proposed East and North Elevations received 20 December 2024
 Drawing No. 3938-209 D – Proposed Site Plan received 28 January 2025
 Drawing No. 3938-200 D – Proposed Block Plan received 28 January 2025
 Drawing No. 3938-207 E – Proposed Garage Floor Plan received 28 January 2025
 Drawing No. 3938-208 B – Proposed Garage Elevations received 30 January 2025

Plans considered under current planning application PL/25/1306

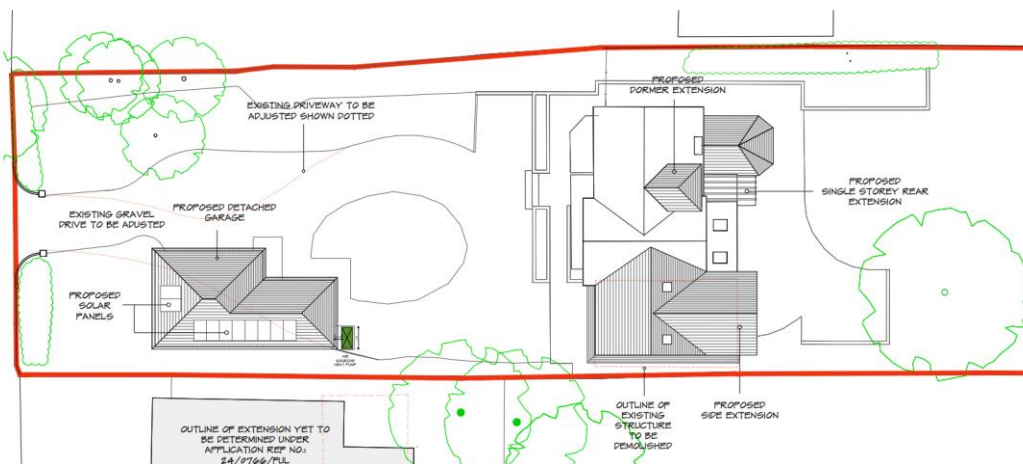
Drawing No. 3938-200 E – Block Plan received 15 September 2025
 Drawing No. 3938-201 C – Proposed Ground Floor Plan received 15 September 2025
 Drawing No. 3938-203 C – Proposed Second Floor Plan received 15 September 2025
 Drawing No. 3938-204 C – Proposed Roof Plan received 15 September 2025
 Drawing No. 3938-205 C - Proposed South and West Elevations received 15 September 2025
 Drawing No. 3938-206 C - Proposed East and North Elevations received 15 September 2025
 Drawing No. 3938-207 F - Proposed Garage Floor Plan received 15 September 2025
 Drawing No. 3938-208 C - Proposed Garage Elevations received 15 September 2025
 Drawing No. 3938-209 E – Proposed Site Plan received 15 September 2025

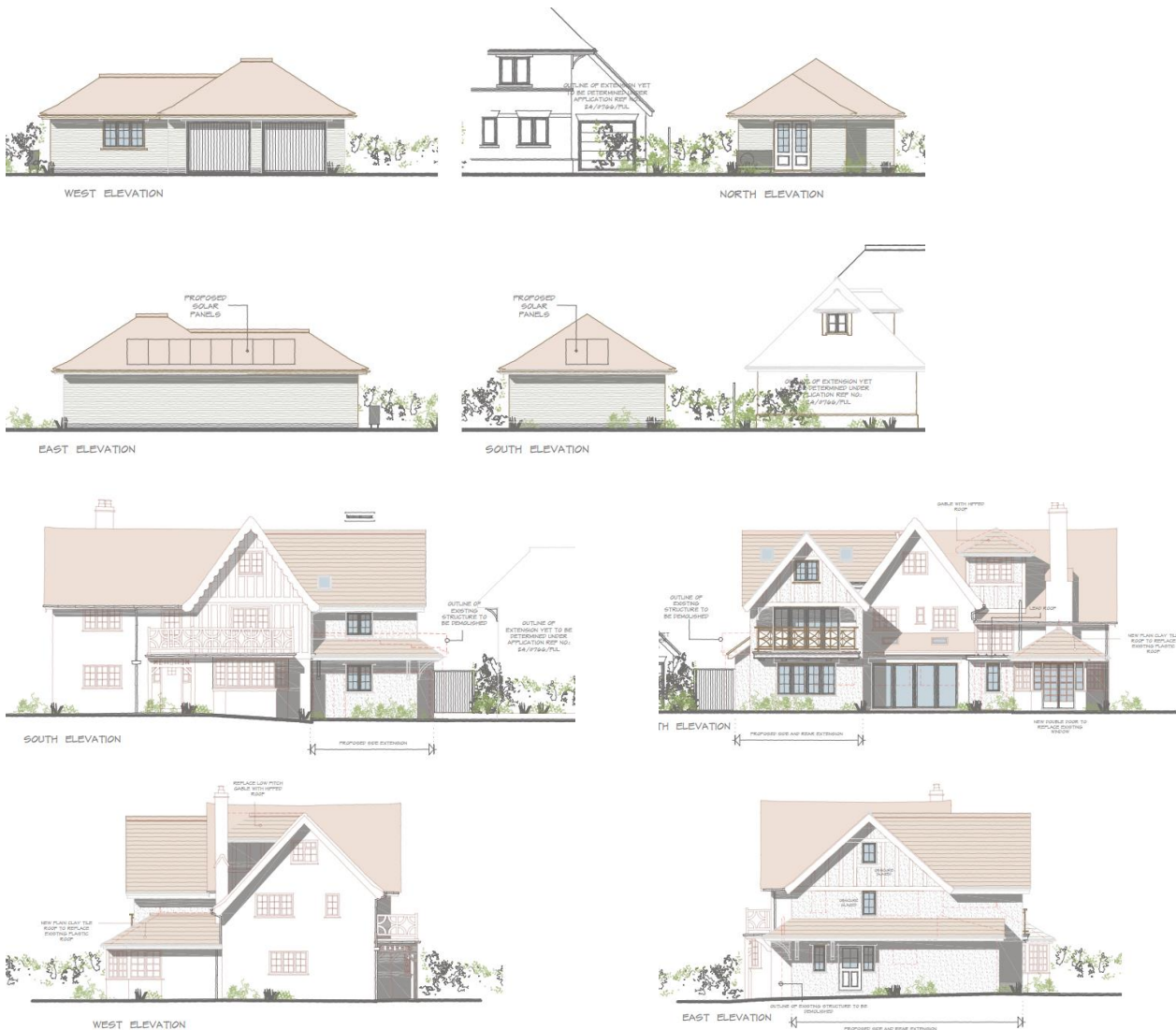
Proposed Plans (PL/25/1306):





Previously Approved Plans (PL/24/1705):





3. CONSULTATIONS

A site notice was displayed at the front of the property on 7th October 2025.



Letters of representation have been received as follows: **None**

Discussions with applicant/agent

The agent agreed (in an email dated 24/10/2025) for the wording of condition 7 to be amended instead of completely removed.

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.

4. 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 (Adaptation to Climate Change)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)
H9 (House Extensions and Ancillary Accommodation)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPD 2021
Sustainable Design and Construction SPD 2019

5. APPRAISAL

An application submitted under s73 allows the Local Planning Authority to only consider the proposed amendments. All other matters remain as approved under planning permission PL/24/1705. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

The proposed changes to the permitted garage would not result in significant changes and would not increase the footprint of the previously approved garage. The proposed modifications to the garage roof design would allow for the installation of 40 solar panels, compared to the previous 10. The plans illustrate that the solar panels are set away from the side edges of the roof, set down from the ridgeline, and set back from the eaves. The revised roof form and solar panels are not considered to cause detrimental harm to the external appearance of the garage. The proposed changes would not harm the character and appearance of the main house, the site, the neighbouring houses or the street scene. Furthermore, the proposed garage will be partially screened from the street scene and neighbouring properties due to the existing boundary treatment.

With regard to the proposed changes to the extensions and alterations to the main dwelling, the increase in floorspace for the proposed side and rear extensions is considered minor. The roof styles for the proposed single storey rear projections would be replaced with a flat roof with two roof lanterns. The amendments would not result in a significant change in the overall size and appearance from what was originally approved, and would not harm the character and appearance of the host dwelling or wider area. The fenestration amendments are considered acceptable. Due to the minor nature of the changes, it is considered that the proposed changes would not have a detrimental impact on the living conditions of neighbouring occupants.

In line with NPPG, this proposal has been considered to be 'minor material amendments', as both individually and collectively they are considered to result in a development which is not substantially different from the one which was originally approved.

6. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies.

7. RECOMMENDATION

It is recommended that permission be granted for the Section 73 to vary condition 3 (approved plans) and condition 7 (biodiversity enhancements) of planning permission PL/24/1705.