

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: PL/25/1296 Householder planning permission

Address: 42A BERKELEY AVENUE, READING, RG1 6JE

Proposal: Retrospective planning application for the installation of a bin store in the front garden.

Applicant: Nicola Asuni

Received date: 12/09/2025

Target Decision date: 11/11/2025

Case Officer: Alison Amoah

1. SITE DESCRIPTION

This is two storey detached dwelling with a shared access from Berkeley Avenue serving nos 38a-42a. The land slopes up towards the houses. Each property has a front driveway. There is a significant landscaped boundary to the front, which includes in front of no. 42a, which obscures the front of the house other than from oblique views, when viewed from Berkeley Avenue.

Site visit date: 26th September 2025

Site visit photos:



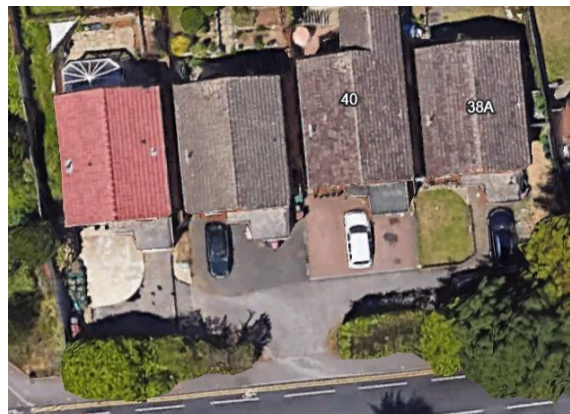
From Berkeley Avenue towards landscaped boundary



View along boundary with side of bin store just visible



Bin store as built



Google Earth Aerial image

2. PROPOSAL AND SUPPORTING INFORMATION

The retrospective proposal is for a wooden bin store with felt roof to house 4x wheelie bins, food caddy and 2x glass recycling boxes. It measures 3.34 m in length, 1.28m in depth and has a mono-pitched roof

with a maximum height of 2.2m. It is located adjacent to the front boundary planting at the edge of the hardstanding driveway.

Plans and other information considered

As received 12th September 2025

- Location Plan
- Existing/ Proposed Block Plan
- Drawing no: C.02 (Existing/) Proposed Elevations
- Existing/ Proposed Floor Plan (1:20 and 1:50 scales)
- Annotated Aerial View
- Design and Access Statement



3. RELEVANT PLANNING HISTORY

06/0587 - Terracing for rear garden with new retaining walls – Approved 6/9/2006

4. CONSULTATIONS

A site notice was erected on 26th September for 21 day period. No letters of representation have been received

Transport - Given that collection will be undertaken kerb side as is the existing arrangement, and the location of the bin store does not displace any parking, there are no Transport objections to this application.

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 2023

National Planning Practice Guidance: Preparing a flood risk assessment: standing advice

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD (2021)

6. 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 front garden is relatively large and bounded by fencing and mature planting. The bin store is largely screened from public view, with only glimpses at near and oblique views. It is not considered that there is any detrimental impact, therefore, on the character and appearance of the street.

It is separate from the dwelling and has no detrimental effect on the character and appearance of the dwelling itself and the materials and design of the bin store are suitable within this domestic setting.

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.

There are no detrimental effects from the bin store.

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

Application Permitted

Recommended Conditions:

Approved plans

Matching materials