

DELEGATED APPLICATION REPORT

Ward: Southcote Ward

App Ref: PL/25/0887 Householder planning permission

Address: 141 APPLEFORD ROAD, READING, RG30 3NT

Proposal: Single storey rear extension, single storey front extension, conversion of garage to habitable room, formation of extra car hardstanding.

Applicant: Mrs Bruna Ndreu

Received date: 19/06/2025

Target Decision date: 16/11/2025 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached property, located adjacent to an allocated development site to the south and east. There are also two TPO-protected trees outside the rear garden, and one additional TPO tree to the southwest of No. 143. The property at 143 Appleford Road operates as a care home managed by Reading Borough Council Adult Social Care. The two properties share a T-shaped boundary wall at the rear. The surrounding area is predominantly residential, characterised by short terraced properties of varying styles.



Fig 1: View from the front of 141 Appleford Road

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks permission for the erection of a single-storey rear extension incorporating two rooflights. The proposed extension would project 2.7 m from the rear of the property, with an eaves height of approximately 2.5 m and a maximum height of 3.4 m. One door and one window would be installed in the rear elevation. To facilitate the extension, part of the T-shaped rear boundary wall—specifically the L-shaped section at the back of the application site—would be removed. A new timber fence, measuring 1.8 m in height, would be installed along the existing boundary line.

The proposal includes the removal of the existing front porch and its replacement with a larger porch featuring a mono-pitched roof. The new porch would have a depth of 1.6 m, a width of approximately 2.3 m, and an eaves height of around 2.5 m, with an overall height of approximately 3.2 m. One front door would be installed as part of the works.

The existing garage would be converted into an office. The current door would be partially infilled to half height and fitted with a window above. To accommodate the proposed wider front porch and this new window, the existing large central window would be replaced with a smaller one.

According to the application form and proposed plans, the new windows, walls, doors, and roof tiles would match the existing materials and finishes. The proposal also includes extending the existing driveway with tarmac over the central soft landscaped area to provide two vehicle parking bays. In addition, two flower beds would be installed—one to the front of the property and another adjacent to the proposed parking bays.

Plans under consideration:

- Drawing No. wren naj 032 2025 – Existing Plans, dated 04/06/2025, received 19/06/2025.
- Location Plan, received 19/06/2025.
- Drawing No. wren naj 032a 2025 – Proposed Floor Plans and Elevations, Front landscape and proposed Block Plan, dated and received 09/10/2025.

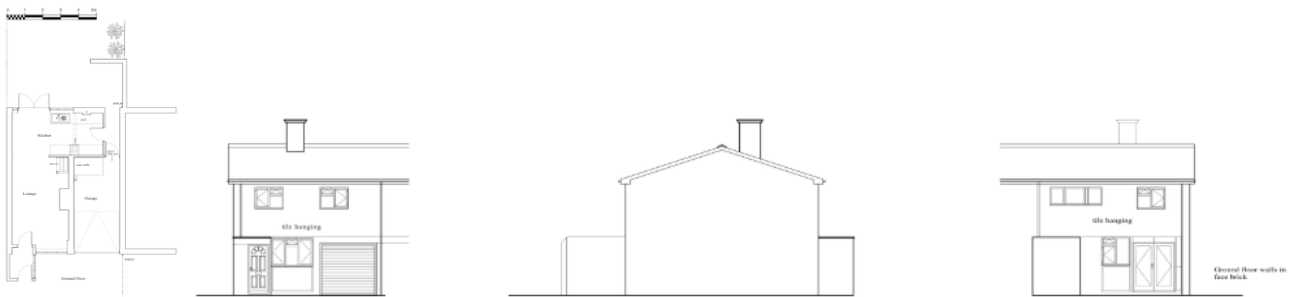


Fig 2: Drawing No. wren naj 032 2025, existing plans submitted

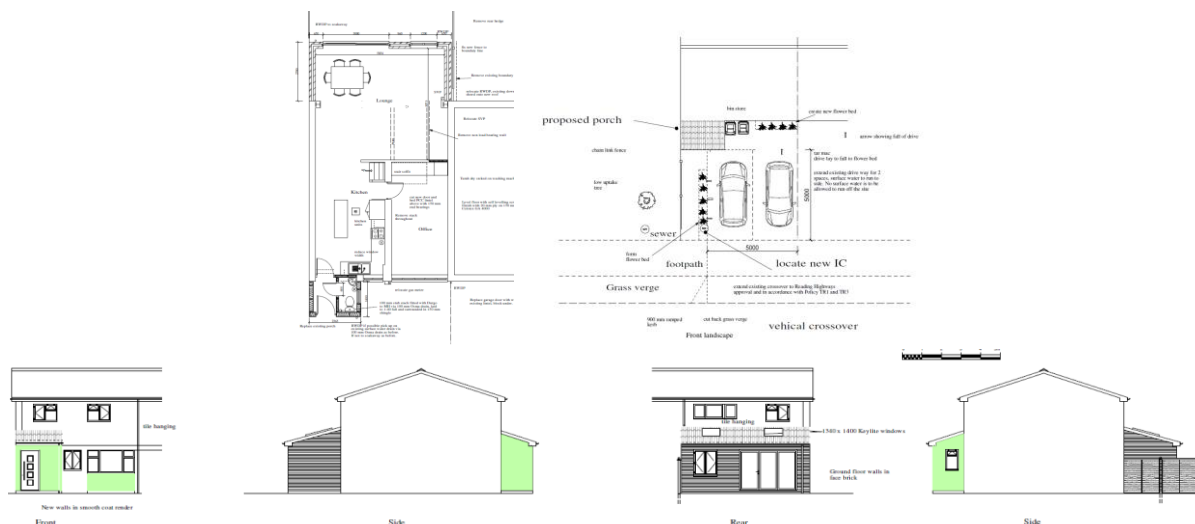


Fig 3: Drawing No. wren naj 032a 2025, proposed plans, received 09/10/25

Planning history:

None.

3. CONSULTATIONS

- Transport Development Control, response received

The proposed works will result in the loss of the existing integral garage to provide ancillary accommodation to the main dwelling and, therefore, the loss of a parking space. Plans have not been

submitted illustrating a parking layout for 2 vehicles, which would be required in accordance with the Council's current Parking Standards.

Please ask the applicant to submit plans illustrating the proposed parking layout and vehicle access. Any alterations to the existing vehicle crossing will require a licence from the Highways Department, which includes the loss of any grass verge area.

- Trees - Planning Natural Environment, response received 10/07/2025.

Appleford Road consists of properties with a range of landscaping in the frontages. Some properties are mostly hard landscaped, some are mostly soft landscaped, and some are a mixture of both. The section and side of the road which property no. 141 is situated has a mostly green frontage, contributing to the street scene. There are trees in the adjacent land of Alice Burrows Care Home that are subject to a TPO.

With reference to the Drawing reference: wren naj 032a 2025, 5th June 2025 (proposed plans) and the Drawing reference: wren naj 032 2025, 4th June 2025 (existing plans), I note that a shrub (actually a small conifer tree) and grassed area on the frontage will be removed to facilitate the new parking space. From this, and the proposed porch, it is not clear from the plans whether any green areas on the frontage will be retained. The proposed parking space will lead to a negative impact on the street scene, as a potential entirely hard-surfaced frontage made of tarmac will remove all the existing greenery. This will result in a dominance of hard landscaping.

I also note that the rear extension will remove a hedge, assumed to be necessary to facilitate the development. A new boundary fence between property no. 143 and 141 are also proposed. The remaining areas of the garden appear to remain unchanged. However, enhancing the green space in the rear garden or retaining some green space on the frontage, particularly the latter, would aid this proposal's acceptability on landscape grounds.

To conclude, if you are in agreement with the negative impact of the proposal on the streetscene, a landscape plan is required to demonstrate the mitigation for the loss of greenery in the front garden, along with the loss of the hedge in the rear garden. The proposal is not currently supported on landscaping grounds as the frontage will be impacted by an over-dominance of hard landscaping.

Revised plan drawing no. wren naj 032a 2025, dated 05/06/2025, was received 17/09/2025, and follow-up tree comments received on 09/10/2025, read as follows:

I note the inclusion of two flower beds on the frontage, which is certainly positive in terms of landscaping and a contribution to the street scene, which was a previous concern. If this proposal were to be approved, could you please condition to secure the landscaping.

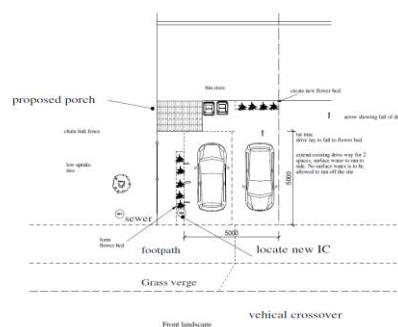


Fig 4: Drawing No. wren naj 032a 2025, dated 05/06/2025, was received 17/09/2025

Planning Officer's note: The application proposes the removal of the existing shared boundary wall with 143 Appleford Road, which operates as a care home managed by Reading Borough Council Adult Social Care (ASC). This raised potential privacy concerns during construction. Consequently, the Officer scheduled a meeting with the ASC department to discuss the proposal. On 07/08/2025, ASC confirmed that there were *"no objections from ASC, subject to confirmation and agreement regarding the wall/boundary treatment."*

Following this, the Officer requested a further plan showing the proposed boundary treatment. However, on 17/09/2025, the agent, acting on behalf of the applicant, confirmed their preference to address the Party Wall matter separately, stating:

"My client will be serving notice under the Party Wall Act for the removal of the existing garden wall."

As the Party Wall issue is not a planning matter, it will not be considered in the assessment below. An informative will be included in the decision notice to advise the applicant of this requirement. Should a Party Wall Agreement be reached, Housing Property Services should be contacted at: Housing.surveyors@reading.gov.uk

Additionally, the property was previously a council house purchased under the Right to Buy scheme and is subject to a covenant. An informative will be included. As covenants are not a planning matter, they will not form part of the assessment below.

Site Notice

A site notice was displayed on 9th July 2025 in front of the application site. The 21-day consultation period ended on 30th July 2025. No letters of representation have been received.



Fig 5: Site Notice Photo

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 2024
National Planning Practice Guidance 2014 onwards

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)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021

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. A submission draft 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-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

5. 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 design considerations.

The proposed single-storey rear extension and front porch are considered acceptable in terms of scale and design. The extensions are modest in size, and all proposed materials would match those of the existing dwelling, ensuring visual continuity.

To facilitate the garage conversion, the existing large garage door would be replaced with a brick wall at the lower section and a window above. The original central window would be reduced in size to accommodate the new front porch and additional window. The proposed brickwork would be finished in smooth coat render to match the existing property, and the new windows would be consistent with the existing fenestration.

The existing tarmac driveway would be extended into the current central shrub area (approximately 12 sqm) to provide additional parking. To mitigate the loss of soft landscaping, two new flower beds would be installed—one at the front of the property and another adjacent to the proposed parking bays.

Overall, the proposed development is considered to respect the character and appearance of the host dwelling and would not result in any significant harm to the streetscene.

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.

Although the proposal involves removing the existing shared rear boundary wall, a new fence would be installed in its place. Therefore, the development is considered acceptable in terms of privacy, overbearing impact, and loss of light to No. 143 Appleford Road. This conclusion takes into account the modest scale of the proposed rear extension, which would have a depth of approximately 2.7 m and an eaves height of around 2.4 m. No side-facing windows are proposed.

The proposed front porch would be located to the west of the property, away from the adjoining dwelling. Alterations to the front garden primarily involve extending the existing driveway and reorganising the soft landscaping. These changes are not considered to result in harm to the residential amenity of neighbouring properties.

Transport

Policy TR5 requires that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

The revised proposal includes the provision of two vehicle parking bays within the extended front driveway, which complies with the Council's Parking Standards. The Transport Team has reviewed the revised plans and confirmed that the proposal is acceptable on transport grounds.

Tree

Policy EN14 requires that 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.

The revised proposal includes the installation of two flower beds in the front garden to mitigate the loss of approximately 12 sqm of soft landscaping from the existing central shrub area. The Natural Environment Officer has confirmed that the proposal is acceptable in terms of tree and landscaping impact but recommended a condition requiring a detailed landscaping plan.

The recommended landscaping condition is not considered reasonable or necessary in this instance, given the small scale of the proposal and the limited extent of landscaping affected ([Paragraph 55](#) of NPPF). Mitigation has already been incorporated through the provision of two flower beds, which are proportionate to the development.

Therefore, the suggested condition will not be included in the decision notice if permission is granted.

6. 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.

7. RECOMMENDATION

Approve with conditions

Recommended Conditions:

Standard time limit

Materials (To Match)

Approved plans