

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/1098 Householder planning permission

Address: 207 UPPER WOODCOTE ROAD, CAVERSHAM, READING, RG4 7JP

Proposal: Proposal for a new front porch, rear conservatory and balcony

Applicant: Mr Aftab Quadri

Received date: 04/08/2025

Target Decision date: 22/12/2025 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey detached property situated on a large plot, characterised by spacious front and rear gardens. It is located on the western side of Upper Woodcote Road, at the end of the group of dwellings on this side. The north and west boundaries of the property also form the boundary of the Reading Borough Council area, as well as the boundary of the Area of Outstanding Natural Beauty (AONB). Some of the surrounding dwellings have existing single-storey rear extensions and front extensions.

The application site is also within an Air Quality Management Area (AQMA).

The site contains a chestnut tree at the northern corner of the front garden and 12 trees in the rear garden.



Fig 1: Extract of Google Street View, captured 15/12/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for the erection of a larger front porch, a single-storey rear conservatory, and a first-floor balcony at the rear.

The existing small front porch would be demolished to accommodate the proposed porch, which would extend from the existing central recess of the main dwelling, projecting beyond the principal elevation by approximately 1.6 m. The eaves height would be around 2 m, while the overall height would be approximately 3.5 m.

Additionally, the proposed single-storey rear conservatory would project from the south elevation of the existing two-storey rear extension and the rear elevation of the main property by approximately 7.3 m and 4.2 m, featuring a flat roof with a rooflight. The eaves and overall heights would measure approximately 2.8 m and 3 m, respectively. The existing patio would be extended to provide access to the new extension.

All proposed bricks, windows, and doors for the front porch and single-storey rear conservatory would match those of the existing dwelling, finished with matching render.

The proposal also includes the erection of a rear balcony at a height of approximately 2.7 m, situated on the first floor of the existing two-storey rear extension. It would be supported by two brick posts, with a depth of 2.5 m and a width of 5.4 m, creating a sheltered space at ground-floor level. The proposed posts would be constructed from matching bricks, while the two pillars would be grey metal. The privacy screen would be obscure-glazed and frameless, while the balcony glazing would also be obscure, set within a grey metal frame.

Plans considered:

Planning Statement

UWLR - PL - 200 - Existing Ground Floor Plan

UWLR - PL - 202 - Existing First Floor Plan

UWLR - PL - 204 - Existing Roof Plan

Received 04/08/2025.

UWLR - PL - 101 - Location and Block Plan

UWLR - PL - 201 - Proposed Ground Floor Plan

UWLR - PL - 203 - Proposed First Floor Plan

UWLR - PL - 205 - Proposed Roof Plan

UWLR - PL - 401 - Front Elevation

UWLR - PL - 402 - Side Elevation

UWLR - PL - 403 - Rear Elevation

UWLR - PL - 404 - Side Elevation - Existing and Proposed

AMS - Arboricultural Method Statement

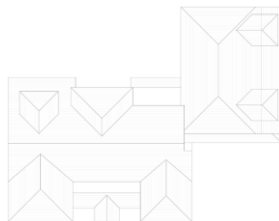
Received 18/11/2025.

UWLR - PL - 600 - Tree Site Layout received 08/12/2025.

And an email from the agent, dated 16 December 2025, provides details of the proposed materials for the development.



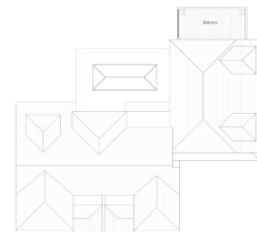
Existing Ground Floor Plan



Existing Roof Plan



Proposed First Floor Plan



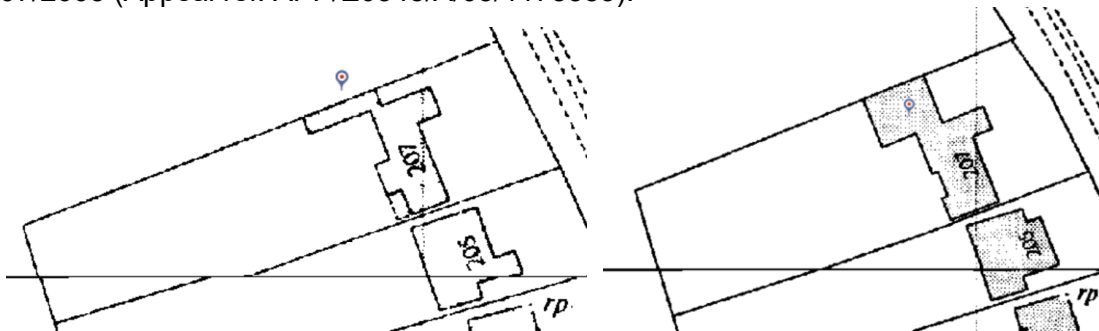
Proposed Ground Floor Plan



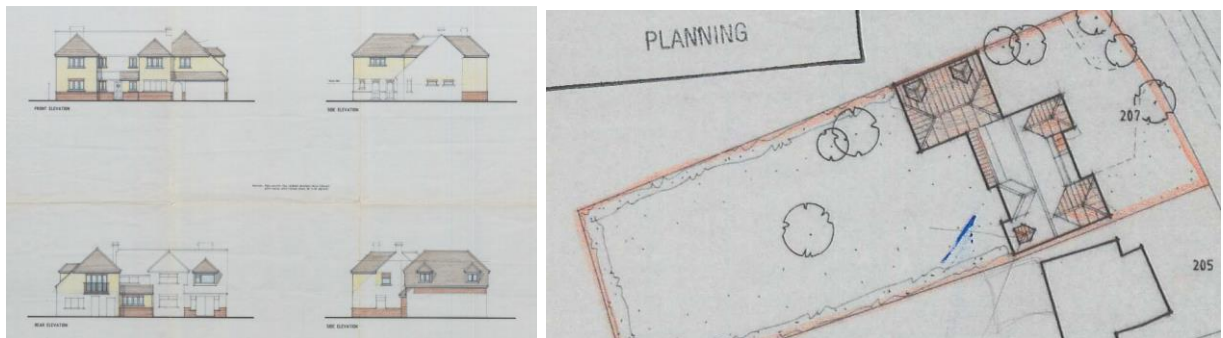
Figures 2-9: Existing and Proposed Plans and Elevations

3. Relevant planning history:

- PL/04/0008 - Front and rear single and two storey extensions. Refused 08/02/2005. Appealed allowed 12/07/2005 (Appeal ref: APP/E0345/A/05/1175353).



Figures 10 -11: Extract of location plan from Councils' GIS system dated back 1950s and 1960s



Figures 12 - 13: Allowed plans under APP/E0345/A/05/1175353

PROPOSAL

- The application proposes to construct two x two storey bays to the front of the property where this would entail removal of an existing chimney stack.
- It is also proposed to construct a second floor addition above an existing garage to the side of the property where this addition would incorporate two dormer windows to the northern side elevation with a 4 panel bi-fold window to the rear opening to iron balustrading.

- Some minor works to the front entrance porch and rear kitchen extension are also proposed.
- The front extensions would introduce two new bay elements where, to the south side, the bay would extend approx 2.8 metres out from the existing wall at a height of approx. 5m to the eaves. This wall would be approx. 700mm from the boundary.
- To the north side of the frontage a new bay would be constructed on top of existing walls where construction would entail the removal of a section of roof to facilitate the two storey extension.

Figures 14-15: Proposal description under the refusal app PL/04/0008

- PL/05/0641 - Erection of wall with gates to front boundary. Refused 28/06/2005.
- PL/05/0922 - Front and rear single and two storey extensions. Refused 28/06/2005.

PROPOSAL

- The application proposes a single storey extension and a 1st floor extension to the front of the property.
- It is also proposed to construct a second floor addition above an existing garage to the side of the property where this addition would incorporate two dormer windows to the northern side elevation with a 4 panel bi-fold window to the rear opening to iron balustrading.
- Some minor works to the front entrance porch and rear kitchen extension are also proposed as is a rear dormer.
- The revisions submitted pursuant to this current application have removed a 1st floor extension to the south side front of the property where the previous application proposed 2 extensions to 1st floor level to the front.
- The 1st floor extension above the garage has also been modified by reducing the overall height of the roof by approx. 1m such that it would be below the main roof ridge.

Fig 14: Proposal description under the refusal app PL/05/0922

Planning Officer's note: This application was submitted to revise the application ref: PL/04/0008, which was originally refused. It was determined earlier than the appeal ref: APP/E0345/A/05/1175353.

- PL/07/1311 - Front boundary wall with gates; Changes to access arrangements. Refused 10/08/2007.

4. CONSULTATIONS

- RBC Planning Natural Environment – No objection, subject to conditions. Comments summarised as follows:

Based on the original Arboricultural Method Statement (AMS), dated 22 October 2025, the application was not supported on arboricultural grounds because the information provided appeared inaccurate and did not fully consider all elements of the proposal in relation to trees. At that stage, any changes to the landscaping were also unclear.

An amended Arboricultural Method Statement (AMS) and Tree Site Layout plan were submitted on 18 November 2025. The follow-up comments from the Tree Officer are set out below:

With reference to the Tree Site Layout, 10th June 2025, Drawing No. UWLR PL-600, I note the trees plotted are more accurate and representative of the site than those in the previous tree information submitted. I am unclear why this plan is dated in June and wasn't submitted initially, but that is just something to note. Please ask the agent to revise this plan to protect T13 on the frontage and consider any facilitation pruning for the construction of the balcony, which is in close proximity to T1 and T3. I do have concerns that there is going to be an increased pressure to remove/prune these trees as a tree related nuisance such as leaf fall is likely to impact the balcony and its desired use. However, this is not a fully justified reason for refusal. The protective fencing should also be positioned to protect RPAs and canopy spread, whichever is greater. Where working space within RPAs is required, ground protection should be laid. It is unclear from the plan why the fencing is proposed for such a small area on both side boundaries.

It is positive that they have included three newly planted trees, which mitigates the impact of the increased hard surfacing of the patio. These can be secured via a condition once the above amendments to the tree protection have been made and once facilitative pruning has been considered.

The AMS is fine; both the AMS and Tree Site Layout can be included within condition L7A once the above concerns have been addressed.

Planning Officer's note: Following the submission of further details by the agent to address the concerns outlined above, the Natural Environment Officer confirmed that they have no objection to the proposal, subject to the imposition of a landscaping condition and a protective fencing condition. In relation to the landscaping condition, the Natural Environment Officer advised that, given the property's location within an Air Quality Management Area (AQMA) and on a 'treed corridor', it is reasonable to require landscaping to mitigate the impact of the additional built form. As new landscaping has been indicated on the submitted

plans, it is appropriate to secure this by condition, notwithstanding that the applicant's intention to plant does not affect the planning justification for imposing such a requirement.

- RBC Transport Development Control – No objection.

The proposed works do not change the existing on-site parking and access arrangements; There are no Transport objections to this application.

- Site Notice: A site notice was displayed on 16th September 2025 in front of the application site. The 21-day consultation period ended on 7th October 2025. No letters of representation have been received.



Fig 10: Site Notice Photo

Discussion with agent

The Officer visited the property and noted the presence of trees within 15 m of the proposed development, which was inconsistent with the information provided on the submitted application form. As a result, an Arboricultural Impact Assessment was required to ensure that the trees are protected from any potential harmful impacts arising from the proposed works.

In addition, the originally proposed balcony had the potential to result in overlooking of adjoining properties' rear gardens. An amended plan was received which included privacy screens. Furthermore, the width of the proposed front porch was considered excessive and would compete visually with the two small hipped roofs on either side of the main property's front elevation, contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019). Revised plans were submitted to address the above issues.

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 2024

National Planning Practice Guidance

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

EN13: Major Landscape Features and Areas of Outstanding Natural Beauty

EN14: Trees, Hedges and Woodland

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 consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

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’.

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. EN13 also states that planning permission will not be granted for any development that would detract from the character or appearance of a Major Landscape Feature.

The proposal is considered acceptable in terms of character and appearance, as the overall scale of the development is proportionate to the main dwelling, the proposed materials are consistent with the existing, and the plot is large enough to accommodate this scale of development, thereby respecting the host property.

The proposed front porch, following amendments, would be modest in scale and positioned within the existing recessed central area, projecting approximately 1.6 m beyond the front elevation. It is therefore not considered to detract from the character of the main house or the street scene. The proposed single-storey rear conservatory would sit within the existing side and rear building lines of the host dwelling and would use matching materials. It would not be visible from the street scene and is therefore considered to respect the host dwelling without adverse impact on character and appearance. The first-floor rear balcony is modest in scale, with brick posts matching the main house and two grey metal pillars. It would not be visible from the street scene. As such, it is not considered that it would harm the character of the dwelling or the street scene.

Overall, the proposed development is considered proportionate and respectful of the main dwelling in terms of character and appearance, and it is not considered to result in any harmful impact on the street scene. Although the side and rear boundary of the property also forms the boundary of the AONB, the proposal is not considered to have a significant impact on the AONB, given its acceptable scale and design and the presence of multiple trees within the rear garden and one in the front garden, which would help soften the visual impact of the development.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours, and that ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately. Policy H10 states that dwellings will be provided with functional private or communal open space. 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 identified risks of loss of light to neighbouring properties, nor any overbearing impacts. Although a walk-out balcony is proposed, a privacy screen would be installed; therefore, no privacy concerns are raised. Additionally, the site benefits from a spacious rear garden, ensuring that sufficient amenity space would remain following completion of the development. The proposal is therefore considered to comply with Policies H9, H10, and CC8 of the Reading Borough Local Plan (2019).

Trees

Policy EN14 states 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 application site contains 12 trees within the rear garden and one within the front garden, none of which would be removed. The Tree Site Layout (Drawing No. UWLR-PL-600) also indicates that three new trees would be planted at a later stage and that all protective fencing would be installed prior to the commencement of construction activities. To secure the installation of protective fencing, an appropriate condition would be imposed. The proposal is therefore considered to comply with Policy EN14 of the Reading Borough Local Plan (2019).

The Natural Environment Officer also recommended that a landscaping condition be included to secure landscaping details, given the property's location within an AQMA and on a 'treed corridor', where an expectation of landscaping is considered reasonable to mitigate the additional built form.

However, the use of a landscaping condition is not considered necessary in this instance, as the proposal does not involve the removal of any trees to facilitate the development and would not warrant refusal if

such a condition were not imposed. As such, the inclusion of this condition would not comply with Paragraph 56 of the National Planning Policy Framework (NPPF) and will therefore not be attached to the permission.

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

Approve with Conditions

Recommended Conditions:

Time limit

Approved plans

Materials (as specified)

Use of roof restricted

Arboricultural method statement (as specified)