

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: PL/25/1425 Full planning permission

Address: 500 BASINGSTOKE ROAD, READING, RG2 0QN

Proposal: Single storey side extension to the Scout Hut to be used for ancillary storage (part retrospective)

Applicant: Mr Barry Johnson

Received date: 06/10/2025

Target Decision date: 05/01/2026

Case Officer: Sian Hickey

SITE DESCRIPTION

The application site consists of a single-storey scout hut building with a pitched roof, located on the west side of Basingstoke Road, in the corner of Whitley Wood Recreation Ground. On one side of the site there is a fence and a cluster of trees, while on the opposite side of the building there is an existing car park. The surrounding area is mix of residential, commercial, and open playing fields.

The site is not a listed building, and not within a conservation area.

Site visit date: 18/11/2025

Site visit photos:

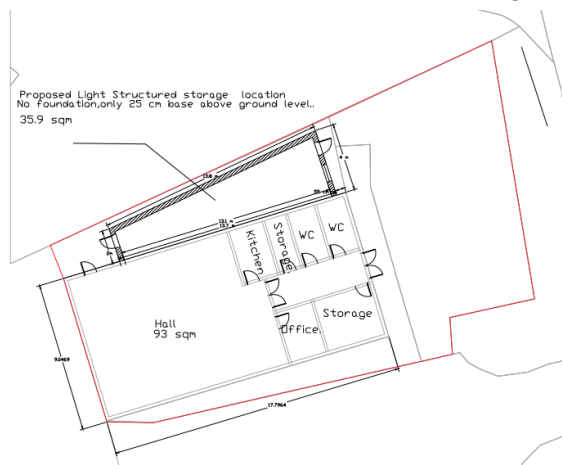


Extract from location plan:

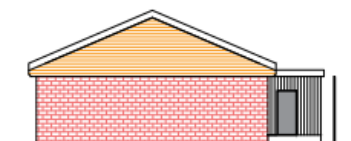


PROPOSAL AND SUPPORTING INFORMATION

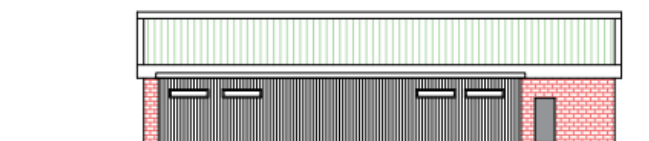
The application seeks part retrospective planning permission for a single storey side extension to the existing Scout Hut building. The development has been started but work has now been paused. The use of the extension will be for storage space ancillary to the existing Scout Hut and its use. The agent confirmed that the materials used for the extension will be proposed vertical cladding in a reddish tone, with PVC windows and a steal fire-resistant emergency door at the rear.



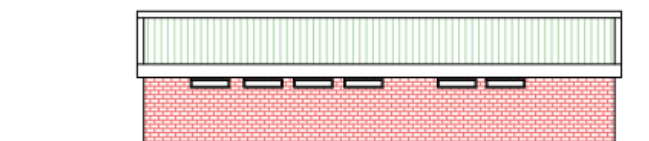
Proposed Front Elevation



Proposed Rear Elevation



Proposed South Elevation



Existing South North Elevation/ No Changes Proposed

The following plans and documents were submitted

Application Form received 6th October 2025

Planning Statement received 6th October 2025

The Location Plan received 6th October 2025

Drawing No. 01 – Existing Site Layout and Elevations received 6th October 2025

Drawing No. 03 – Proposed Ground Floor Plan and Elevations received 13th October

Drawing No. 03 – Existing and Proposed Block Plan received 13th October

Amended Ownership Certificate B received 10th November 2025

Material details in email dated 21st November 2025

CONSULTATIONS

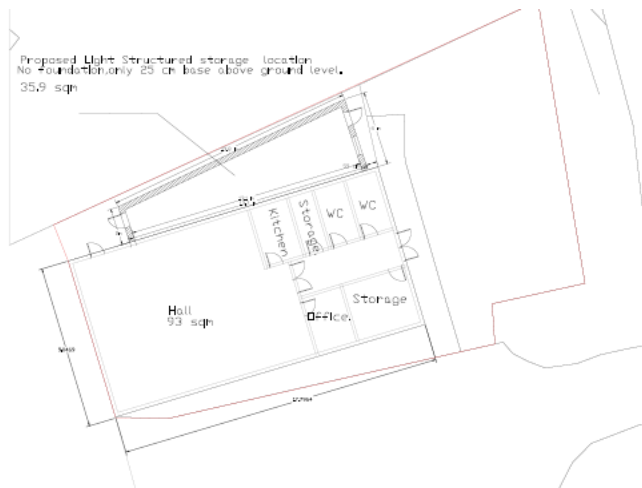
The following were consulted:

Valuations

No comments received at the time of writing this report.

Transport Development Control

This application is for the proposed ground floor side extension of 35.9 sqm to the existing Scout Hut (93sqm) to provide ancillary storage to support the Scout Hut's activities located at the northeast corner of Whitly Wood Recreation Ground.



In accordance with the Council's current standards the additional space would require parking at a ratio of 1 per 16m² open hall (2 parking spaces). Based on a total floor space of 128sqm a total of 9 parking spaces would be required. The site currently provides more than this. No parking will be displaced as a result of the proposed side extension and, therefore, there are no Transport objections to this application.

Natural Environment

I can confirm I have no objections to the application. The agent has confirmed no pruning works were or are required to facilitate the proposal and the existing concrete surfacing was used as the base for the extension. They have also submitted photographs showing existing hard surfacing (concrete slabs) which act as ground protection for the RPAs of the adjacent trees. They have also confirmed the access to facilitate the works is only to be along the concrete slab path and that no activity is taking place on soft ground. I am therefore satisfied the trees are adequately protected for the remainder of the development and thus has no objections to the application.

An informative to reiterate the importance of avoiding the use of the soft ground for construction related activities would be appropriate.

A site notice was displayed at the front of the site by the case officer on 18 November 2025 for a period of 21 days; no comments were received by members of the public.

RELEVANT PLANNING HISTORY

None

EQUALITY ACT

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.

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:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

National Policy and Guidance

National Planning Policy Framework 2023
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN8: UNDESIGNATED OPEN SPACE
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN14: TREES, HEDGES AND WOODLAND
OU1: NEW AND EXISTING COMMUNITY FACILITIES
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

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. The submission version 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'.

APPRAISAL

Design Considerations

Policy CC7 states all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

The extension projects beyond the existing north elevation original side wall of the building but does not extend all the way to the boundary fence. The design ensures that the extension remains subservient to the existing building and the overall site context. The extension is set back from the front elevation of the building and significantly set down from the existing roof ridge of the building, this reinforces its subordinate appearance. The existing character of the building is retained, and the extension does not detract from the appearance of the original building. The extension is not considered to be harmful to the surrounding area. The building sits a considerable distance away from the roadside at the front of the site. When viewed from the rear, or from Acre Road (which runs along the side of the site), the extension is partially screened by the existing trees and vegetation. The openness of the existing park is retained, and due to the varied nature of the surrounding area, the extension is not considered out of character. The use of the building has not changed. The extension is intended to provide additional storage, allowing the existing Scout Hut to operate more efficiently and, therefore, enhances a community facility that benefits many people.

Amenity Considerations

Policy CC8 states that development will not cause a detrimental impact on the living environment of existing residential properties in terms of noise and disturbance.

Due to the single storey nature of the extension, combined with the location of the extension, set well away from all neighbouring properties, there are no identified risks to neighbouring amenity in terms of overbearing effects or visual dominance. There are also no risks in relation to loss of sunlight/daylight, or loss of privacy, or any overlooking concerns.

Transport Matters

Policies TR3 (Access, Traffic and Highway related matters), and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.

There is no change of use proposed as part of this application which is for external works to the existing building only to create a single storey extension for storage. No parking spaces will be lost as a result of the extension and no additional parking spaces are required (as per the comments from RBC Transport).

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 development is in very close proximity to adjacent trees, however, there is an existing fence separating the nearby tree's stems from the construction, furthermore, the development has been constructed on top of an existing concrete slab. Access to facilitate the works is only to be along the existing concrete slab path and no activity is taking place on soft ground. An informative is attached to this permission to reiterate

the importance of avoiding the use of the soft ground for construction related activities. The agent also confirmed no pruning works were or are required to facilitate the proposal.

CONCLUSION

The extension of the existing community use is supported by Policy OU1 as the overall benefits of an intensification of use would not result in harm to the character of the area due to the scale of the development.

The proposed development has been assessed as set out above and is considered to be acceptable on this basis.

RECOMMENDATION

Approve.