

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/25/1736 Householder planning permission

Address: 38 TUNS HILL COTTAGES, READING, RG6 1NB

Proposal: Porch infill extension.

Applicant: Mr Kevin Johnson

Received date: 02/12/2025

Target Decision date: 28/01/2026

Case Officer: Steve Vigar

1. SITE DESCRIPTION

Two storey semi-detached dwellinghouse fronting Tuns Hill Cottages, a narrow road off Wokingham Road. The house has an existing extension to the rear.



2. PROPOSAL AND SUPPORTING INFORMATION

It is proposed to fill in a small recessed area between the rear of the original house and the rear extension with a single storey infill.

3. CONSULTATIONS

The Highway Authority confirm no objection to the proposal.

A site notice was displayed at the site. No letters of representation have been received.

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 (Adopted November 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
EN14 Trees Hedges and Woodland

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

5. **APPRAISAL**

Character and Appearance

The proposal is small and would form part of the overall rearwards projection. It would not be out of keeping with the host property and would not be readily visible from the street.

The proposal is considered to comply with policies H9 and CC7 on this basis.

Residential Amenity

The proposed infill extension would be screened from the adjoining neighbouring house (no.37) by the existing structure and would not result in harmful loss of light, loss of privacy or overbearing effects. The proposal would not extend closer to the detached neighbour at 175 Wokingham Road and would not affect the amenity of that neighbouring property.

The proposal would not harm neighbouring amenity on this basis in accordance with Policies H9 and CC8.

Trees and Landscaping

The garden surrounding the proposal contains significant amounts of planting but no trees of significance and the proposal would allow the majority of the garden to remain in its current form. In accordance with Policies H9 and EN14.

6. **CONCLUSION**

The proposed extension would be a small addition to the existing house and would not harm the amenity of neighbours or the character of the area.

7. **RECOMMENDATION**

Grant Full Planning Permission.

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

3. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

25060.PP-04 Floor Plan Proposed, received 2 December 2025

25060.PP-05 First Floor Plan, received 2 December 2025

25060.PP-06 Elevations Proposed, received 2 December 2025

25060.PP-07 Location Plan, received 2 December 2025

25060.PP-08 Block Plan received 2 December 2025

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on Building.Control@reading.gov.uk for advice.
3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and

requirements of the Party Wall Act (1996) details of which can be found at:
www.communities.gov.uk/publications/planningandbuilding/partywall

5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the eight week time period.