

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/25/1622 Householder planning permission

Address: 19 DENMARK ROAD, READING, RG1 5PA

Proposal: Internal alterations, new electric charging point and changes to the fenestration.

Applicant: Mrs Connolly

Received date: 12/11/2025

Target Decision date (agreed extension): 19/02/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-story semi-detached dwelling located in a predominantly residential area characterised by a mixture of detached, semi-detached and terraced properties of similar style and design. The application property is not listed; however, it is located within Alexandra Road Conservation Area.

Site visit date: 18/12/2025

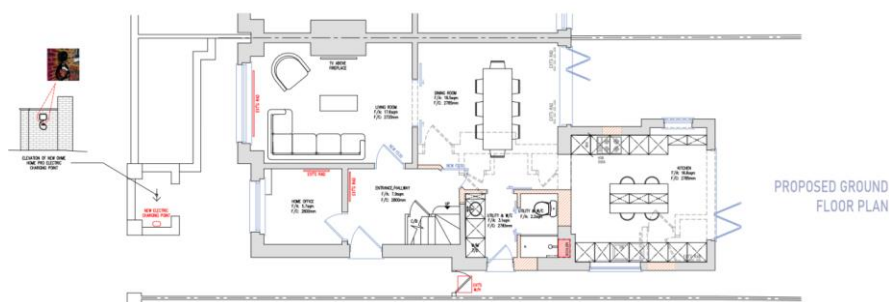
Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for an electric charging point located in the front garden of the property behind the existing boundary wall. The proposal also includes internal alterations and changes to the existing arrangement of windows and door at ground floor level in the side and rear elevations of the property.

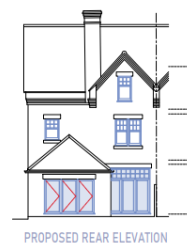
The proposal was amended slightly during the application process in response to concerns raised by the Conservation Officer, which are discussed later in this report.



Existing



Proposed



Plans considered:

Drawing No. 25032.PP-10 – Block Plan received 12th November 2025

Drawing No. 25032.PP-09 – Location Plan received 12th November 2025

Drawing No. 25032.PP-03 – Existing Second Floor Plan received 12th November 2025

Drawing No. 25032.PP-04 – Existing Elevations received 12th November 2025

Drawing No. 25032.PP-02 – Existing First Floor Plan received 12th November 2025

Drawing No. 25032.PP-01 – Existing Ground Floor Plan received 12th November 2025

Drawing No. 25032.PP-07 – Proposed Second Floor Plan received 5th January 2026

Drawing No. 25032.PP-06 – Proposed First Floor Plan received 5th January 2026

Drawing No. 25032.PP-05 – Proposed Ground Floor Plan received 28th January 2026

Drawing No. 25032.PP-08 – Proposed Elevations received 28th January 2026

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 18th December 2025 for a period of 21-days. No letters of representation have been received.

As the application site falls within a conservation area, the application was advertised in the local paper on 18th December 2025.

Natural Environment

The Natural Environment team reviewed the file and confirmed they have no objections to the proposals – the route of the services would not impact the tree roots due to the tree being within a landscaping bed that has a brick wall around the perimeter (service route will go directly to the property).

Ecology

The application site is a semi-detached building located in a residential area of central east Reading. The proposed works are mostly limited to internal reconfiguration and alterations to existing windows. They also include the installation of four small windows within the roof of the single-storey extension to the rear of the property. As the proposals would affect only a small section of roof, the likelihood of impacts on bats or other protected species is considered to be low and there are no objections to this application on ecology grounds.

Conservation Advisory Committee

No comments received

RBC Transport

There is no on-site parking associated with this site. As part of the proposed works, an electric charging point is to be located at the front of the property.

It is currently not permitted to run a cable across the public highway pavement to charge EV on street because of health and safety reasons. To address this, the Council now offers residents the opportunity to apply for one of two approved cross-pavement charging options. The residents must enter into a Section 178 licence agreement with the Council and provide the required details.

Applicants will also be required to hold third-party liability insurance with a minimum cover of £2 million, to protect against any claims arising from potential trip hazards caused by charging cables.

There are two permitted options for running a cable safely across the public footway:

1. Mobility Cable Protection Covers

Cable protection covers can be run across the public highway to reduce the risk of cable trip hazards and provide accessibility for all users. Applicants will need to purchase the cable protection covers themselves that meets the specification.

2. Footway Channels

A channel will be dug into the pavement and a slot drain inserted to allow cables to run from the charging point to the vehicle without presenting a trip hazard.

The Council will carry out the construction of the Footway Channels, and all costs will be met by the applicant.

The application is acceptable subject to the below informative:

Informative:

Any cable protection or footway channel will require a S178 Licence from the Councils Highways Department.

RBC Conservation Officer

The Conservation officer originally raised concerns over the proposed window design and stated that it would be low quality without respect to the original fenestration detail and material. It was considered that this would harm this Building of Townscape Merit due to the loss of original elements and with no heritage benefit. Further to amended plans the Conservation Officer confirmed that the impact would be limited and that there was no objection.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC3 (Adaption to Climate Change)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN1 (Protection and Enhancement of Historic Environment)
EN3 (Enhancement of the Conservation Area)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011
Sustainable Design and Construction SPD 2019

Other documents

Redlands Conservation Area Appraisal March 2008

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'.

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. Policy EN3 requires development to enhance the appearance and significance of conservation areas.

With regards to the alterations to the main dwelling, it is worth noting that the internal works would not require planning permission. The external works include amendments to the ground floor fenestration in the side and rear elevations of the dwelling. The property is set back from the roadside, with a fairly narrow gap along the side elevation between the host dwelling and the neighbouring property. As a result, the ground floor windows and doors on this elevation are only partially visible from the street scene. The alterations at the rear of the site would not be visible from the street at all. The agent confirmed in an email dated 28/01/2026 that the windows/doors would be white timber, to be in keeping with the property's style.

It is proposed to install an electric vehicle charging point at the front of the application site, located behind the existing brick-built boundary wall. The unit is modest in scale and, due to its size and positioning, it is not considered to result in any harm to the application dwelling or the surrounding area.

For the aforementioned reasons it is considered that the proposed development will not adversely affect the character and appearance of the host dwelling, neighbouring properties, or the conservation area and is in accordance with Policies H9, EN3 and CC7 and the advice contained within the NPPF.

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.

Due to the small-scale nature of the proposals, there are no neighbour amenity-based objections.

There are no identified risks of the proposed amendment to the doors and windows causing any additional harm to neighbouring amenity with regards to loss of privacy or overlooking as compared to the existing situation.

As the footprint of the building is not being increased, the amount of amenity space for the occupants of the property to enjoy would remain the same. The proposal would enable the householder to charge an electric vehicle.

Overall, it is considered that the proposed development would be in accordance with Policies H9, H10, and TR5 of the Reading Borough Local Plan.

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 - GRANT

Recommended Conditions:

TL1 – Time limit
M1 – Materials
AP1 – Approved plans

Recommended informatives:

1. Terms
2. Building Control
3. Complaints about Construction
4. Encroachment
5. Positive and Proactive Working
6. Any cable protection or footway channel will require a S178 Licence from the Councils Highways Department.