

DELEGATED APPLICATION REPORT

Ward: Church

App Ref: PL/25/0971 Householder planning permission

Address: 130 LINDEN ROAD, READING, RG2 7EH

Proposal: Proposed annexe in the rear garden to be used as ancillary accommodation to the existing property.

Applicant: Paul Walton

Received date: 07/07/2025

Target Decision date: 07/10/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a 2-storey terraced dwelling located on the southeasterly side of Linden Road. The property has a southeasterly facing rear garden which consists of an area of paving, an area of lawn and a number of garden sheds. The rear garden abuts a council owned alleyway and mature trees beyond – no trees are subject to Tree Preservation Orders. The property benefits from a private frontage offering off-street parking for 2 vehicles. The property is not listed, nor in a conservation area.

Site visit date: 16th September 2025



Layout of existing rear garden.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of the erection of an annexe in the rear garden, for use by a family member with specific needs. The annexe would require a degree of independence while still remaining in close proximity to the main dwelling.

The annexe will measure just over 8m in length by approximately 5.3m in width, have an eaves height of 2.5m and an overall ridge height of 3.6m. The outbuilding will be constructed with red facing bricks and have a pitched roof finished with tiles to match the host property. Three number rooflights are proposed, with a small window to the rear serving a bedroom and a set of French doors and window on the front (north-westerly elevation). The window fittings will match the host property. The internal layout will consist of a bedroom along with a separate bathroom, a kitchen and a dining area.

The annexe will remain strictly ancillary accommodation to the host property. The Daughter will continue to access and utilise the main property (known as 130 Linden Road) for daily activities, and family life – using the annexe only when appropriate.

Documents considered:

Drawing no: 001-A-Location & Block Plan As Existing, dated June 25
Drawing no: 002-A-Site Photos, dated June 25
Drawing no: 003-A-Existing Plans, dated June 25
Drawing no: 004-A-Existing 3D Views, dated June 25
Drawing no: 050-P1-Location & Block Plan As Proposed, dated June 25 (superseded)
Drawing no: 051-P1-Proposed Plans, dated June 25 (superseded)
Drawing no: 052-P1-Proposed 3D Views, dated June 25 (superseded)
Drawing no: 053-P1-Proposed Elevations, dated June 25 (superseded)
Drawing no: 054-P1-Proposed Interior Views and Design Statement, dated June 25 (superseded)
Received by the LPA on 7th July 2025

Arboricultural Survey & Method Statement (Duckworths Arboriculture Ltd) Ref: AIA/AMS 06783/2025, dated Aug 25
Tree Protection Plan (Duckworths Arboriculture Ltd), dated Aug 25
Received by the LPA on 12th August 2025

Drawing no: 050-C-Location & Block Plan As Proposed, dated June 25
Drawing no: 051-C-Proposed Plans, dated June 25
Drawing no: 052-C-Proposed 3D Views, dated June 25
Drawing no: 053-C-Proposed Elevations, dated June 25
Drawing no: 054-C-Proposed Interior Views and Design Statement, dated June 25
Received by the LPA on 7th October 2025

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal

Natural Environment (Tree Officer) – No Objection

There are currently no trees onsite, however there are several in the adjacent land of Shinfield Road Recreation Ground in the direction of the south-east of the site.

With reference to the BS:5837 Arboricultural Report, August 2025, Ref: AIA/AMS06783/2025, I note the following:

Some minor pruning works to two trees are recommended to facilitate the development. These include a crown raise to T004 (Hawthorn) to 4m above the garden and T006 (Ash) is to be cut back to the boundary line. With reference to the BS:5837 TREE PROTECTION PLAN, August 2025, Ref: TPP/06783/2025, I note that it states the T006 is to be removed which is not consistent with the pruning recommendations within the report. However, as the tree is a very small 'C' category tree, removing it entirely would have a very insignificant impact to the wider landscape and therefore deemed acceptable. I recognise this tree is likely to be cut back to the boundary line, rather than removed, as it is on adjacent land.

The report rightly recognises there will be an incursion into the RPA of T004 (7.6%). As the tree is a 'C' category tree of poor form, it is not justifiable to suggest the tree is a constraint to the development. The report suggests that traditional foundations for the outbuilding are acceptable due to this area already being an unfavourable rooting environment due to existing development. I agree it would be acceptable to use traditional foundations, however as concrete can leach into the soil, which is toxic to trees, it is expected that an impermeable liner/membrane is used within the foundation design. It is also expected that hand excavation is performed within the RPA of T004, and its roots are cut cleanly using a sharp edge to prevent unnecessary damage to the rooting system of the tree. Hand excavation and the use of an impermeable foundation liner can be dealt with via a condition which I have included below.

As with any development, when there is a loss of soft landscaping (an area of the lawn), we expect enhancements to the existing soft landscaping to mitigate this impact i.e. planting new trees or vegetation.

To conclude, I have no objections to this application provided condition L7A (development in accordance with AMS) and condition L9 (hand excavation, amended to fit the proposal) are attached.

External

A planning notice was attached to the fence of the property on 16th September with the statutory public consultation 21 day period ending 7 October 2025.

No letters of representation have been received.

5. 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.

6. 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)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN14 (Trees, Hedges and Woodlands)

SPG/SPD

A Design Guide to House Extensions SPD

7. 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.

This is a 30's Council estate consisting of a mix of semi-detached and terraces of 4 dwellings. Dwellings are generally spacious with large gardens, and a number of properties have undergone some form of development to the rear, including significant extensions at 146, 148, large outbuildings such as no. 120. Given the depth of the gardens, it is possible that an extension of this size could be accommodated subject to all other matters discussed below. It is noted that (para. 4.4.76 of the RBLP) that demographic trends are making such annexes more common.

Although differing from the main dwelling in appearance, the design of the outbuilding is considered good quality and is not considered to pose a risk of harm to the outlook of the site. The outbuilding has been reduced in size due to concerns with the originally proposed scale. The proposed pitch roof is in keeping with its surroundings and is softer in appearance to that of a flat or pent style roof. The overall scale and height of the proposal is considered acceptable compared to its surroundings.

Due to the scale of the proposal, restricting further extensions without PP would be necessary to ensure appropriate on-site open space is retained.

The proposal is not considered harmful to the character and appearance of the property or the surrounding area and as such proposal is considered acceptable with regard to policies CC7 & H9 of the Reading Borough Local Plan 2019.

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.

The proposal includes 3 rooflights and a window serving the bedroom – the bedroom window looks out on to the rear boundary treatment of the host property which would not create harmful overlooking on to

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neighbours. The front elevation includes French doors and side windows, whilst they are in keeping and match the host property. Officers raised concerns around privacy to the neighbouring properties and the line of sight into the neighbouring properties and vice versa. Due to this the agent was requested to fit the full height windows either side of the French doors with obscure glazing – to soften and reduce any unnecessary overlooking, or the feel of overlooking onto the neighbouring properties. This obscure glazing will be secured via a condition.

The maximum height of the proposed structure is 3.6m to the ridge, with eaves heights at 2.5m. The proposed development will be largely screened from sight by the surrounding fencing. Due to this, the proposal is not considered to be overbearing to neighbouring properties.

The host property retains a 79m² outdoor space for leisure and recreation enjoyment, which is considered reasonable for the size of dwelling, and the proposed annexe.

The proposal is considered compliant with policies CC8, H9 and H10 of the Reading Borough Local Plan 2019.

Tree matters

The Natural Environment Officer has reviewed the supplied documents and viewed the photographs following my site visit.

Natural Environment officers have noted that hand digging should be carried out within the Root Protection Area and that an impermeable liner/membrane should be installed before pouring the concrete base, as to protect the soil from any concrete leaching.

Tree officer notes that it states the T006 is to be removed which is not consistent with the pruning recommendations within the report. However, as the tree is a very small 'C' category tree, removing it entirely would have a very insignificant impact to the wider landscape and therefore deemed acceptable.

As a direct result of the development, there is a loss of soft landscaping (an area of the lawn), officers expect enhancements to the existing soft landscaping to mitigate this impact i.e. planting new trees or vegetation.

The Natural Environment officers have no objections provided condition L7A (development in accordance with AMS) and condition L9 (hand excavation, amended to fit the proposal) are attached.

Officers consider the proposal is compliant with policies CC7 and EN14 of the Reading Borough Local Plan 2019.

S106 matters

The Applicant has confirmed that the residential annexe would be occupied by a family member only. In accordance with paragraph 4.4.76 of the Reading Borough Local Plan 2019, an annexe capable of being used as a separate dwelling, by virtue of its size, the provision of a kitchen, bathroom, and independent access from the rear? would give rise to concern over its independent use, either by the current owner, or a future owner/occupier. As such, a legal agreement to ensure no independent use, or sale of the annexe can occur. A condition will also be applied to secure this in kind.

8. 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.

9. RECOMMENDATION

APPROVE

Recommended Conditions:

TL1
AP1
M3

L7A
L9
PD1
PD2
PD3
PD6

IF1
IF3
IF4
IF5
IF6
IF7
I16
I27