

DELEGATED APPLICATION REPORT

Ward: Church

App Ref: PL/25/1593 Full planning permission

Address: THE SPORTSMAN PH, 201 SHINFIELD ROAD, READING, RG2 7DS

Proposal: Erection of a detached open-sided timber pergola structure within the existing pub garden, following removal of the existing jumbrella.

Applicant: Mr Michael Twigg

Received date: 06/11/2025

Target Decision date: 6/3/2026 (Ext)

Case Officer: Alison Amoah

1. SITE DESCRIPTION

The site is the external patio area of the Sportsman Public House which is on the east side of Shinfield Road.

This existing external area is to the north of the building adjacent to the boundary with no. 197 Shinfield Road, and comprises wooden picnic tables/bench seating and a 'jumbrella'.

The adjacent 197 Shinfield Road is set back from the road such that the front driveway and garage is adjacent to the proposed site.

The site is located within an Air Quality Management Area (Policy EN15) and a District Centre (Policy RL3).



Google Streetview image

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes the removal of an existing jumbrella and the installation of a detached wooden, open sided pergola with powder coated sheet metal roof on the existing patio area. It would be 2.5m high, by 7m long and 3m wide, immediately adjacent to the boundary with no.197 Shinfield Road.

Plans and other information considered:

- Drawing no: 25:96/101, dated 4/8/25 – Site Layout as Existing, received 6th November 2025
- Drawing no: 25:96/102, dated 4/8/25 – Site Layout as Proposed, received 6th November 2025
- Drawing no: 25:96/103, dated 4/8/25 – Proposed Covered Structure, Plans and Elevations, received 6th November 2025
- Drawing no: 25:96/104, dated 4/10/25 – Existing & Proposed Locality & Block Plans, received 6th November 2025
- Planning Statement, dated 6/11/25, prepared by Hollington Agency Ltd, received 6th November 2025
- Design and Access Statement, dated 6/11/25, prepared by Hollington Agency Ltd, received 6th November 2025

Proposed



3. RELEVANT PLANNING HISTORY

180213/PREAPP –

4. CONSULTATIONS

No internal consultations were undertaken. A site notice was erected on 23rd January 2026.



No letters of representation have been received.

Discussions with the agent

The Officer raised a query regarding the proposed siting being adjacent to existing hedging/ small tree within the front garden / driveway area of 197 Shinfield Road and whether an alternative location had been considered mainly from a maintenance perspective. The agent confirmed that the proposed location would better provide a sense of presence and activity at the frontage and would allow the remaining patio area to continue functioning as a smaller sunnier area. On balance it was considered that the location would be acceptable.

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 (Dec 2024)

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN15: Air Quality

RL3: Vitality and Viability of Smaller Centres

RL6: Protection of Leisure Facilities and Public Houses

Relevant Supplementary Planning Documents (SPD) are:

- Sustainable Design and Construction SPD (2019)

Local Plan Partial Update

The current version of the Local Plan turned five years old on 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 and the submission draft submitted to the Planning Inspectorate on 9th May 2025 and is currently at examination.

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. The objectives of the policies listed above remain very similar in the draft updated Local Plan, and although at present they have some weight in the decision-making process the current policies can continue to be afforded weight in the appraisal below and are not considered to be 'out of date'.

6. APPRAISAL

The relevant matters are as follows:

- a) Principle
- b) Design and Impact on the Character of the Area
- c) Amenity Matters

a) Principle

In line with NPPF Paragraph 85, the proposal promotes the vitality of an established local business, supporting the local economy.

The proposal would support the ongoing use as a public house and would enhance the available facilities and continued use of this community facility in accordance with Policy RL6.

There would be no detrimental impact on the function of the District Centre and the proposal would enable the continued the function as a 'centre use' by improving the quality and functionality of the outdoor customer space in accordance with Policy RL3.

b) Design and Impact on the Character of the Area

Policy CC7 seeks to preserve or enhance the character of the area in which a development is located.

The proposed structure would be simple in design and would be of a scale appropriate to its setting and sited adjacent to a hedged boundary. It would broadly occupy a similar location as the existing Jumbrella, to be removed, and it would provide an improved aesthetic over the existing Jumbrella canopy and would be more durable. It is not considered that there would be a material detrimental impact on the appearance of the site.

c) Amenity

Policy CC8 seeks to protect the amenity of existing and future occupiers.

The open-sided structure would not result in any significant increase in noise, activity, or loss of privacy to adjacent occupiers and there would be no effect on the air quality. Whilst the pergola is larger in area than the existing 'Jumbrella' structure, any significant increase in potentially harmful amenity matters (such as those listed above) are considered unlikely and, moreover, would be difficult to evidence in practice at this point in time.

Although the structure would be noticeable from no. 197 Shinfield Road it would be largely obscured by the presence of existing landscaping and as an open sided structure would have very limited impact in terms of being overbearing and replaces the 'Jumbrella' structure.

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

Application Permitted

Recommended Conditions:

- 3 years
- Approved Plans
- Materials as specified
- Removal of existing 'jumbrella' prior to installation and use of the approved pergola.

Informatives:

- Terms and Conditions
- Complaints about Construction
- Encroachment
- Positive and Proactive