

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/1100

Address: Moorings, Upper Warren Avenue, Caversham, Reading, RG4 7EJ

Proposal: Replacement dwelling and garage outbuilding, alterations to driveway, replacement entrance gate and boundary wall along with new outbuilding in rear garden and garage.

Case Officer: Louise Coveney-Fuller

Target Decision date (with e.o.t): 31/10/2025

APPLICATION SITE

The application site consists of a detached house sited on a large plot with mature vegetation and set back from the Upper Warren Road. The site is located within an existing green link as defined by Policy EN12. The surrounding area is considered predominantly residential with a mix of large two storey detached dwellings with generously sized plots. The dwellings within the immediate surrounding area consist of a variety of designs with regards to appearance and scale.

The property is not a listed building or located within a conservation area

PROPOSAL

The application seeks full planning permission for demolition of the existing detached bungalow and garage and the erection of a new two storey replacement dwelling, garage and outbuilding within rear garden, alterations to driveway and replacement entrance gate and boundary wall and external seating areas. A sedum roof is proposed for the rear single storey flat roof and on the proposed flat garage roof. An outbuilding with a larger footprint has been previously approved under permitted development in the rear garden. No works are proposed for a secluded area the end of the garden, separated by tall trees, in which a disused pond is located.

Plans considered:

25.109.PL.1200 - Location Plan

25.109.PL.1210- Proposed Block Plan

25.109.PL.1212- Existing and Proposed Site Plans

25.109.PL.1510 – Proposed Elevations Sheet 1

25.109.PL.1514 - Streetscene

25.109.PL.1310- Proposed Ground Floor Plan

25.109.PL.1311 - Proposed First Floor Plan

25.109.PL.1312- Proposed Roof Plan

25.109.PL.1211- Proposed Parking

25.109.PL.1201 – Existing Block Plan

25.109.PL.1500 – Existing Elevations Sheet 1

25.109.PL.1501 – Existing Elevations Sheet 2

25.109.PL.1300 – Existing Ground Floor Plan

25.109.PL.1301 – Existing First Floor Plan

Received by the Local Planning Authority on 4th August 2026

25.109.PL.1511- Proposed Elevations Sheet 2

25.109.PL.1512- Entrance Gate and Garage North and South Elevations

25.109.PL.1513- Outbuilding

Received by the Local Planning Authority on 9th February 2026

Supporting Information:

Design and Access Statement by Fineline

Arboricultural Statement by LandArb ref. LAS_943 (dated 20.08.25)

Ecology Impact Assessment & Biodiversity Statement ref. W6448_rep_EclA_The Mooring, Caversham_22-07-25

Daytime Bat Walkover & Preliminary Roost Assessment ref. W6448_rep_PRA_The Moorings, Caversham_14-07-25

Energy Statement by Achieve Green version 2.2

Protected Species Survey Report ref. W6448_rep_PSR_Moorings, Caversham_22-07-25

Received by the Local Planning Authority on 04/08/2025

Construction Method Statement by fineline (dated February 2026)

Received by the Local Planning Authority on 6th February 2026

Proposed site setup plan ref. PL.1213 Rev A

Received by the Local Planning Authority on 9th March 2026

RELEVANT PLANNING HISTORY

221625/FUL-Replacement dwelling and garage outbuilding, alterations to driveway, replacement entrance gate and boundary wall along with new outbuilding in rear garden- Approved

221062 -Certificate of Lawfulness of Proposed Use for the erection of a detached outbuilding. Permitted 30 November 2022

CONSULTATIONS

RBC Transport - - No objection subject to conditions to secure the following:

- Pre-occupation submission, approval and implementation of detailed of Electric Vehicle Charging
- Pre-occupation provision of the vehicle access
- Pre-occupation provision of cycle parking
- Pre-occupation provision of refuse and recycling store
- Development to be carried out only in accordance with the submitted construction method statement and plan

RBC Ecology Adviser - No objection subject to conditions to secure the following:

- Implementation of the biodiversity enhancements prior to occupation
- Pre-commencement (of development above foundation level) submission and approval of a scheme of hard and soft landscaping to include planting of a minimum of 14 new trees.
- No external lighting to be installed until full details, including measure to make the lighting wildlife friendly have been submitted to and approved by the Local Planning Authority

RBC Natural Environment – Object to the potential harmful impact of the proposed replacement gate and boundary wall upon the two Lime trees to the site frontage given these structures would be located within the root protection areas of these trees, and given the limited methodology information provided with the application as to how these structures could be built without, or in a way that would minimise, damage to the roots of these trees. However, do note that this was a concern raised in respect of the previous planning permission (ref. PL/22/1625) given at the site where a condition was attached to secure full details of this methodology via an arboricultural method statement. Should planning permission be

recommended to be granted then conditions should also be attached to secure a detailed hard and soft landscaping scheme to include replacement tree planting as per the proposed site plan.

Public Consultation

A site notice was displayed at the site on 31st August 2025 and remained in situ for the 21 day consultation period.

At the time of writing the officer report no letters of representation have been received

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.

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 and Guidance

National Planning Policy Framework (2024)

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC3: ADAPTATION TO CLIMATE CHANGE

CC5: WASTE MINIMISATION AND STORAGE

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

CC9: SECURING INFRASTRUCTURE

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN14: TREES, HEDGES AND WOODLAND

EN17: NOISE GENERATING EQUIPMENT

H5: STANDARDS FOR NEW HOUSING

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

SPG/SPD

Revised Parking Standards and Design (2011)

Sustainable Design and Construction (2019)

PLANNING CONSIDERATIONS

Principle of Development

The existing detached dwelling is not considered to be of any particular architectural merit. The dwelling house is not listed, nor is the proposal site within a Conservation Area. The principle of replacing the property, set back from the public realm is accepted, subject to the following considerations.

Impact on the Character of the area

Policy CC7 (Design and the Public Realm) seeks to ensure that new development enhances and preserves the local character.

The surrounding area is residential in character containing dwellings of a variety of scale and appearance. The proposed replacement dwelling is considered to be of suitable appearance present a suitable level of architectural details. Whilst a larger two storey dwelling than the existing bungalow the surrounding area contains dwellings of a variety of range of sizes and the appearance of surrounding dwellings also varies. The proposed replacement dwelling would also be set well back in the plot and maintain separation to either side boundary. It is not considered that the proposals would result in any harm to the mixed character and appearance of the surrounding area.

Impact on Natural Environment - Trees/Landscaping

Policy EN14 (Trees, Hedges and Woodland) seeks to extend the Borough's vegetation cover and that development should make provision for tree planting whilst Policy CC7 (Design and the Public Realm) seeks proposals should include appropriate landscaping. Policy EN12 (Biodiversity and the Green Network) requires that development should not result in a net loss in biodiversity.

The site is located within a Green link with priority species in the area. The proposed replacement dwelling is set in a large garden, mainly centred on the original footprint. It will however result in a loss of biodiversity on site due to the loss of hedging, grass and vegetation to the front of the site to accommodate the driveway and outside seating area, to the rear of the replacement building with a patio area and for seating to the front of the outbuilding at the end of the garden. The proposals include areas of sedum roof, planting of 14 trees within the garden and provision of 10 bird/bad boxes integrated within the proposed building which would contribute towards increased biodiversity at the site. RBC Ecology Officers are satisfied that the proposals would ensure there would be no net loss in biodiversity as a result of the proposed development and would maintain the Green Link and Green Network within the Borough.

An arboricultural method statement (AMS) was submitted with the application. The RBC Natural Environment Officer considers that this demonstrates that the proposed replacement dwelling and outbuilding can be constructed without adversely impacting on existing tree. However, further information is required as to how the proposed replacement front boundary gates, wall and driveway would be constructed without adversely impacting upon two Lime trees to the front of the site which are of amenity value to the street-scene. Therefore a condition is recommended to secure a more detailed AMS prior to any development relating to the gates, boundary wall or driveway takes place.

Submission and approval of full details of landscaping, to include a minimum of 14 new trees, would also be required by condition as well as for implementation of the proposed biodiversity enhancements.

Conditions are required to protect biodiversity on site including tree protection measures and habitat protection measures. Additional information is required in respect of the proposed works including an AMS and TPP, hard and soft landscaping for the site, biodiversity improvements and a requirement for works to be completed in line with the protected species report and arboricultural information submitted.

A condition is also recommended to remove permitted development rights for the erection of any further outbuildings is also recommended to protect the green character and biodiversity of the site.

Subject to the above recommended conditions the proposals would accord with Policies CC7, EN12 and EN14.

Impact on Neighbouring Residential Amenity

Policy CC8 requires development to not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; Crime and safety.

The siting of 16 Upper Warren Avenue is angled towards the existing Moorings building. The proposed dwelling would project further back in the site compared to the existing dwelling but not significantly beyond the rearmost extension of no. 16. The proposals would also not project as far to the rear as the replacement dwelling permitted under planning permission. ref. PL/22/1625. This permission could still be implemented and therefore is a material consideration in the assessment of this application. The proposed replacement dwelling would have a greater bulk and roof volume when compared to the existing bungalow and dwelling permitted under permission ref. PL/22/1625, however, the proposed replacement house would remain set in from boundary with no. 16 (by 2.3m). As such it is not considered that an significant adverse overbearing of visual dominance would result. A condition is recommended to require that any windows above ground floor level to the east elevation would be obscurely glazed and fixed shut to prevent any overlooking or loss of privacy to no. 16. For similar reasons a condition is also recommended to remove permitted development rights to prevent any additional windows being added above ground floor level to this elevation without obtaining planning permission. The amount of fenestration in the first floor side elevation has been reduced in quantity and size and is proposed to be opaque, with a bathroom window moved to the rear elevation. There is greater separation to the neighbouring dwelling to the west (The Coppice) and no adverse neighbour impacts are identified.

A condition to limit use of the flat roof rear single storey extension is recommended to protect neighbour's external amenity as external noise/disturbance/overlooking from an external terrace would potentially be harmful to nearby amenity at 16 Upper Warren Avenue.

The proposed rear garden outbuilding is similar in size and location to the outbuilding approved under the previous planning permission at the site and the outbuilding also previously approved as permitted development and no adverse neighbour impacts are identified as a result of this. A condition is recommended to ensure this building remains ancillary to the main house as a separate dwelling in this location would not be appropriate.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration.

Impact on Future Occupants

Policy H10: Private and Communal Outdoor Space explains that house extensions should not reduce the amount of amenity space for the property to an unacceptable degree. The provision of outdoor amenity space can make a vital contribution to a high quality of life, it benefits occupants (in terms of outlook and amenity) and maintains space between buildings.

Considering the host dwelling is situated within a spacious plot no unacceptable undue levels of noise will occur as a result of the proposed development over and above the existing.

Standards for New Housing

As this application seeks a replacement dwelling, policy H5 of the Reading Borough Local Plan is applicable. As per policy H5 (Standards for New Housing):

- *All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.*

A sustainability statement has been submitted with the application and it is considered that the development could achieve the above standard which can be secured via condition.

The proposed replacement dwelling also exceeds the minimum gross internal floor areas and storage requirements as set out in policy H5 of the Reading Borough Local Plan and is considered to provide a good standard of amenity for future occupiers.

The proposed replacement dwelling would be served by generous private amenity garden and would comply with Policy H10 (Private and Communal Outdoor Space).

Transport Considerations

Policies TR1 (Achieving the Transport Strategy), 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.

Proposed parking and access are considered acceptable in accordance with the approved plans. All new development should provide an electric vehicle charging point and a condition is recommended.

A construction method statement (CMS) has been submitted with the application and reviewed by RBC Transport Officer who confirm that they are satisfied the CMS demonstrates that the development can be carried out within adversely impacting upon the surrounding highway network. A condition is required to ensure the development is only carried out in accordance with the submitted CMS.

Environmental Protection

Due to the demolition works proposed, it is considered appropriate to apply the standing advice on such developments from Environmental Protection. This is regarding potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses). In order to protect occupiers and neighbours from unreasonable disturbance from works during construction and ensure the air quality; conditions have been recommended regarding hours

of construction and demolition, as well as restricting the use of bonfires. This is considered reasonable and necessary in accordance with policy CC8 of the Reading Borough Local Plan.

CONCLUSION

The proposed ecology and natural environment conditions are considered to mitigate against the biodiversity and tree impacts of the proposals and would ensure existing trees are protected, there is a net gain in tree planting and biodiversity on site. The replacement dwelling will be set back from the public realm and is considered to sit comfortably within the plot and within the mixed character of the surrounding area. The proposal would provide for a good standard of amenity for future occupiers whilst not resulting in a detrimental impact on the amenities of occupiers of neighbouring properties. The proposals are considered to be in accordance with relevant policies of the Reading Borough Local Plan (2019) as set out above in the appraisal section of this report such that planning permission can be granted subject to conditions.

RECOMMENDATION

GRANT Planning Permission subject to conditions as outlined within the decision notice.