

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0087 Householder planning permission

Address: 14 DARELL ROAD, CAVERSHAM, READING, RG4 7AY

Proposal: Erection of a greenhouse in the rear garden

Applicant: Mr Sajad Hussain

Received date: 26/01/2026

Target Decision date: 30/03/2026

Case Officer: Ethne Humphreys / Mishga Marshall

1. SITE DESCRIPTION

The application site relates to a detached property located on the east side of Darell Road. There is a beech tree at the front of the site.

2. PROPOSAL AND SUPPORTING INFORMATION

This application seeks planning permission for a green house in the rear garden. It would be sited towards the north boundary and would have a width of 7.6m, depth of 1.9m and height of 3.1m.

It will be constructed out of 4mm toughened safety glass.

Plans considered:

Location Plan dated 25 Jan 2026

Proposed Elevations and Floor Plan

Received 26th January 2026

Block Plan dated 01 Feb 2026

Received 2nd February 2026

Rear Elevation

Received 24th March 2026

3. CONSULTATIONS

- Natural Environment: Following clarification of position of Beech tree, confirmation no construction work to take place at the front of the site, no objection.

A site notice was displayed. No neighbour letters of representation received.

4. PLANNING HISTORY

09/1192 Certificate of lawfulness for proposed conservatory. Granted.

97/0413 New bay and bow window to front and single storey extension to rear with balcony above. Permitted.

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 2024

National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021

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. A submission draft 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.

The proposed green house, whilst relatively deep adjacent the north boundary, would have an overall relatively modest footprint. It would be single storey, constructed of glass and acceptable in scale and design. The green house would be sited to the rear garden and would not be visible from the wider public domain.

There are examples of outbuildings of varying designs within the locality and as such it would not be out of keeping.

In compliance with Policies H9 and CC7.

Neighbour Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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. Policy H10 also requires that dwellings will be provided with functional private or communal open space.

The proposed green house would be sited to the rear of the garden, toward the boundary with No.16 Darell Road to the north. Whilst it would be relatively deep facing the boundary, the roof would be hipped away to minimise the impact and its construction out of glass would also assist in minimising any harm. The plot of No.16 is large and whilst there is a summerhouse/shed structure close to the boundary, the proposed green house is not considered to result in any significant material loss of light, privacy or overbearing effects either in respect of this structure or with regard to the wider amenities of this neighbouring property. Given the significant distance from the green house to the No.31 Albert Road to the rear, no loss of amenity is considered to arise.

In compliance with Policies H9 and CC8 in particular.

Natural Environment – trees

Policy EN14 requires trees, hedges and woodlands to be protected from damage and for Reading's vegetation cover to be extended

The Council's Natural Environment Officer originally raised a query in respect of a large Beech tree on the frontage, concern about impact that it is protected from harm. The Natural Environment Officer requested an Arboricultural method statement and tree protection plan in respect of this tree and how it will be protected ie during delivery, installation and material storage.

Further to the above, the applicant confirmed that the beech tree is in the neighbour's front garden at No.12 Darell Road, and not near the front of the site property where delivery of the greenhouse would take place. The applicant has further confirmed that no construction would take place at the site frontage of either No.12 or 14 and the beech tree would not be impacted.

The greenhouse components would be flat packed and are not considered to impact any trees or plants at the front or rear.

Further to this, the Natural Environment Officer has confirmed no objection. Whilst would usually request some ground protection for the root protection area, it is not considered necessary for such a small development, and the delivery of materials is unlikely to have any more impact to the RPA than the occupiers using the driveway.

In compliance with Policy EN14.

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

Approve with Conditions

Time limit

Materials as stated

Approved plans