

Ward: Coley ward

Address: 1 FROXFIELD AVENUE, READING, RG1 6LR

Applicant: Mr Joe Gajecykj

Target Decision date: 08/04/2026

Case Officer: Marcelina Rejwerska

The proposal site is a detached two storey dwelling on Froxfield Avenue. The property is set back from the road by way of a paved driveway and front garden. There is an existing single garage to the side of the property. Froxfield Avenue is characterised by detached properties of a similar design and style. The property is not listed nor in a conservation area.

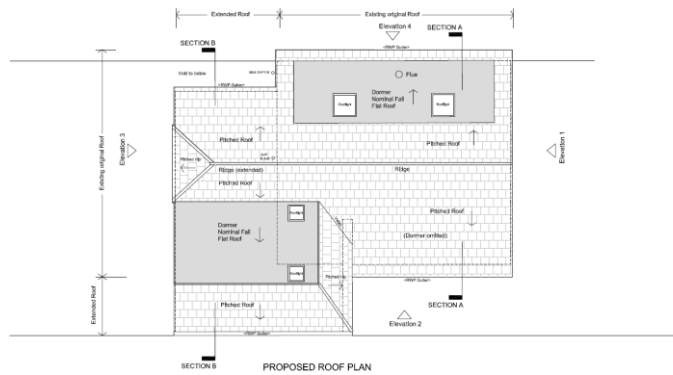


Figure 1 Roof plan previously approved under the original planning application.

The proposal seeks to vary condition 2 (Approved Plans) of planning permission PL/22/0196 in order to widen the approved rear extension following the removal of a sewerage drain that was previously located in the land. The original permission was implemented in 2023.

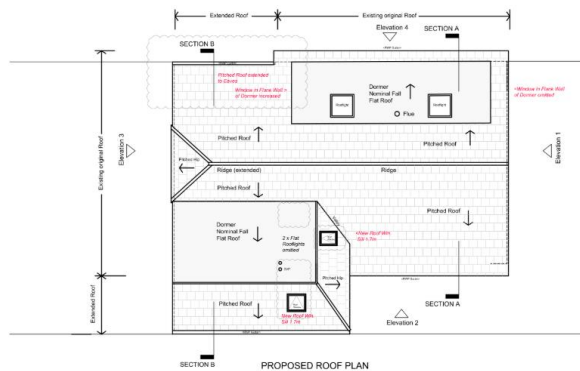


Figure 2 Proposed roof plan.

2.1. Submitted documents:

FA-P-001-A Location plan
FA-P-002-A Block plan of the site
FA-P-003-B Floor Plans as originally approved
FA-P-004-B Elevation (Front) - Existing
FA-P-005-B Proposed Ground Floor plan
FA-P-006-B Proposed First Floor plan
FA-P-007-B Proposed Roof Plan
FA-P-008-B Elevation (Front) - Proposed
FA-P-009-B Elevation (Rear) – Proposed
Received by the LPA on 12 January 2026

Planning Statement
Received by the LPA on 11 February 2026

3. **RELEVANT PLANNING HISTORY**

PL/22/0196 - Proposed demolition of Existing garage and utility room. Erection of new garage to side of existing building on Ground Floor Level, First Floor side and rear extension above new garage and rear extension with one new side dormer (amended). Application permitted on 27 April 2022.

4. **CONSULTATIONS**

A site notice was displayed on site on 18th February 2026. No letters of representation have been received.

5. **LEGAL AND PLANNING POLICY CONTEXT**

S73 of the Town and Country Planning Act 1990 provides the ability to vary a condition on a planning permission. The Town and Country Planning (Development Management Procedure) (England) Order 2010 streamlined the procedure to enable local planning authorities to use its discretion on which statutory consultees should be consulted when such an application is submitted in order to speed up the system by being more flexible. This Statutory Instrument was accompanied by 'Greater flexibility for planning permissions' which contained relevant guidance. This states that a minor material amendment is 'one whose scale and nature results in a development which is not substantially different from the one which has been approved'. This is not a statutory definition and the decision on what constitutes a minor material amendment is at the discretion of the local planning authority but is considered to include, "any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved".

Section 73 of the Act instructs the Local Planning Authority to consider the variation to, or relief of conditions that are applied for, stating that "if they [the LPA] decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted....they shall grant permission accordingly" (s.73(1)(a)). As such, the Local Planning Authority can grant permission unconditionally or subject to different conditions or alternatively refuse the application if it is deemed that the original condition(s) should remain in place.

The grant of a planning permission under Section 73 essentially provides a new planning permission. It is therefore necessary to reconsider the overall development proposal against the development plan. The key issues for consideration comprise the principle of the development whilst having regard to the impact upon the character and appearance of the area, the effects on traffic generation and highway safety, amenity and the natural environment.

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

Reading Borough Local Plan (Adopted November 2019)

CC8: SAFEGUARDING AMENITY

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

H10: PRIVATE AND COMMUNAL RESIDENTIAL GARDENS

SPD

Design Guide to House Extensions SPD 2021

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. APPRAISAL

Policy CC7 requires all development to be of high design quality that maintains and enhances the character and appearance of the area in which it is located. Policy CC8 requires all development to not cause detrimental impact on the living environment of existing residential properties and future occupants.

The proposed works are considered minimal within the wider context of the original planning permission and do not raise any concerns with regards to the character of the property. There are also no identified risks in relation to the amenity of neighbouring residents, although the applicant should be wary of encroachment with any guttering or drainage.

7. CONCLUSION

The proposed variations to the approved scheme are considered acceptable in the context of the national and locally adopted policies.

8. RECOMMENDATION

GRANT VARIATIONS

Conditions as per PL/22/0196:

1. Time limit (S73 variation)
2. [VARIED] Approved plans
3. Materials as specified

Informatives:

1. Terms
2. Building control
3. Complaints about construction
4. Encroachment
5. Positive and proactive