

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0218 Householder planning permission

Address: 5, Grass Hill, Caversham, Reading, RG4 7TJ

Proposal: Car port with green roof and associated landscaping (amended description)

Applicant: Mr & Mrs S. Tanner

Received date: 17/02/2026

Extended Target Decision date: 6/05/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The site is located on Grass Hill in Caversham that formerly contained a single dwelling that was demolished prior to submission of this planning application with permission granted for 2 replacement dwellings. The car port is on Plot 1, known as 5 Grass Hill. Plot 2 is known as Kilmory.

The surrounding area consists of residential dwellings of a range of sizes and styles set amongst good tree coverage. The site contains a number of trees several of which are also subject to a Tree Preservation Order. The central area of the site is flat in gradient where the land has been levelled and raised following the demolition of the former dwelling, but the levels slope down steeply to the southern boundary.

The site is located within the Caversham escarpment, a Thames Valley Major Landscape Area designated by Policy EN13 of the Reading Borough Local Plan whilst the boundaries of the southern boundary of the site and western frontage with Grass Hill are identified as areas of biodiversity interest (lowland mixed deciduous woodland) as designated by Policy EN12. It is also set within the View cone of View 1 from Mcilroy Park towards Chazey Barn Farm and the Thames Meadows as designated by Policy EN5.

Site visit 17 March 2026



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a detached car port with green flat roof on an existing area of hardstanding with additional landscaping. The car port measures approximately 6m in width, 5.5m in depth and 2.5m to the eaves. The proposed car port will replace a previously approved outbuilding.

Mixed holly and yew hedge planting is proposed to enhance the landscaping around the side and rear of the car port. Materials proposed are an EPDM roof with rolls, a powder coated aluminium door, vertical burnt wood cladding sited on a lower brick plinth. A wooden fence will create a boundary between the house and the car port.

Plans and documents submitted:

3707 - 193 Elevation (Front) – Existing

3707 - 191 Floor Plan – Existing

3707 - 192 Roof Plan – Existing

~~3707 – 394 Location and Block plan of the site~~

As received 17 February 2026

2026-04-02 Markup drawings SKM_C250i26040215300

As received 2 April 2026

3707 - 391A Proposed Ground Floor Plan

3707 - 392A Proposed Roof Plan

3707 - 393A Proposed elevations

As received 9 April 2026

3707 – 394A Block and Location plan

As received 16 April 2026

Planning history

25/1407/APC Discharge of Conditions 8 (Pre occupation-EV Charging scheme), 11 (Preoccupation-Letter Report confirming enhancements) and 15 (SAP report) of application PL/241360 for the Erection of two 3-bed detached dwellings with associated garaging for Plot 1. 17/11/2025

241360/VAR Section 73 application to vary condition 2 (approved plans) of planning permission 201233 to allow for changes the approved materials (amended description). 30/04/2025

241066/APC Application for Approval of Details Reserved by Conditions 9, (EV Charger), 12 (Biodiversity Enhancements) and 16 (Building Regulation Compliance report) of application 231861 02/10/2024

231861/VAR Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to include changes to the siting, layout and appearance of both dwellings and a change in the design of Plot 1. 20/03/2024

230967/VAR Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings and to improve the living accommodation of Plot 1. Granted with prior associated S106. 12/10/2023

221827/APC Application for approval of details reserved by conditions 3 (Materials Schedule) and 12 (Biodiversity Enhancements) of Application 221072 Split decision 31/01/2023

221072/VAR Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings. Granted with prior associated S106. 28/09/2022

220535/VAR Erection of two 3-bed detached dwellings with associated garaging without complying with condition no. 2 (approved plans) of planning permission 201233 to allow for changes to the siting, layout and appearance of both dwellings. Granted with prior associated S106 05/07/2022

212005/NMA - Non-Material change to planning permission ref. 201233/FUL - Revision to Condition 2 (Approved plans) and Condition 10 (Protective measures) for new Arboricultural Impact Assessment to show changes to tree protection plan and inclusion of ground protection mats – Agreed. 11/01/2022

211531/APC - Application for approval of details reserved by conditions 6 (CMS), 11 (Landscaping), 15 (Sustainable building) and 18 (Archaeology) of planning permission ref. 201233 – Conditions Discharged. 06/12/2021

201233/FUL - Erection of two 3-bed detached dwellings with associated garaging – Granted with associated S106. 27/08/2021

3. CONSULTATIONS

The following were consulted:

- RBC Transport Development Control - There are no Transport objections to this application. The proposed car port is provided in accordance with the Council's current parking standards and design SPD.

Communication with the agent

The officer raised concern regarding the cumulative impacts of development on site following the demolition of the single dwelling and replacement with 2 properties. The agent agreed to submit amended plans removing the link to the dwelling, reducing to height of the car port and including a green roof and additional landscaping.

The site notice was displayed at the site on 26/11/2025 for the required period.

Two emails were received in support of the application, stating that the car port would tidy up the corner and do not believe that it results in overdevelopment, the development will look unfinished without a garage, that the road has been turned into an elegant rural development, there have been no objections from neighbours or the RBC transport team and that special circumstances should be applied due to differences in site levels. Details of 4 supporting neighbours were listed in the emails submitted.

Councillor Ballsdon has also shown an interest in the planning application.

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.

4. 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 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 consultation version of the draft updated version of the Local Plan

was published on 6th November 2024 and a submission version submitted in May 2025. A pre-submission draft was submitted to the Secretary of State on the 9th of 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 listed above is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the advice given below and are not considered to be ‘out of date’. Policy CC7 reiterates that all development must be of high quality design, to maintain and enhance physical character and context.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework (NPPF) December 2024 (as amended)
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1 (Presumption in favour of Sustainable Development)
CC2 (Sustainable design and Construction)
CC3 (Adaption to Climate change)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN5: (Protection of Significant Views With Heritage Interest)
EN12 (Biodiversity and the Green Network)
EN13: (Major Landscape Features and Areas of Outstanding Natural Beauty)
EN14 (Trees, hedges and Woodland)
H10: (Private and Communal Outdoor Space)
H11: (Development of Private Residential Gardens)
TR3: (Access, Traffic And Highway-Related Matters)
TR5: (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPD (2021)

5. APPRAISAL

Character, appearance and impact within the public realm

Policy CC7 sets out relevant considerations for design, architectural details, adaptability, accessibility and diversity. Developments should also ‘*respond positively to their local context*’.

The car port with green roof has a flat roof with low eaves that does not detract from the front of the new dwelling at 5 Grass Hill and is not substantially larger than the outbuilding already granted, that is not yet built and has a footprint which overlaps the location for the proposed carport at the site (therefore both

permissions cannot be implemented in tandem). It is separate from the detached dwelling on an existing area of hardstanding and will be surrounded by additional landscaping along its side and rear boundary. The proposed car port will be visible from the public realm; however the materials will be in keeping with the main dwelling and the view of the additional development will be softened by the green roof and additional landscaping. A condition for the green roof and additional landscaping to be completed is recommended to protect the character of the area and ensure that the development is built in accordance with approved plans.

Notwithstanding the cumulative level of development on the site and the design changes granted to the overall scheme on plot 1 and plot 2, following revisions to the plans submitted, in this instance, the proposed car port is considered acceptable. A sufficient amount of garden amenity will be provided on site within the terraced gardens to the rear of the dwelling. The proposed car port is not considered to result in a detrimental impact to neighbouring amenity.

RBC Transport have confirmed that the carport complies with the Reading parking standards SPD.

Any further development proposed on the site would need to be carefully assessed to analyse the cumulative impact across plot 1 and plot 2.

6. CONCLUSION

For the reasons stated above the proposed carport with green roof and associated landscaping is considered acceptable, will be in keeping with the verdant and landscaped character of Grass Hill and comply with policy CC7, CC8, EN5, EN12, EN13, EN14, H10, H11 and TR5.

7. RECOMMENDATION

Grant

Recommended Conditions:

Time limit

Plans

Materials as specified

Landscaping/green roof

Informatives:

Terms

Building Regs

Construction

Encroachment

P&P

Highways