

DELEGATED APPLICATION REPORT

Ward: Caversham

App Ref: PL/26/0334 Full planning permission

Address: 20 CHURCH ROAD, CAVERSHAM, READING, RG4 7AD

Proposal: Install electric vehicle 7kW charging point.

Applicant: Mr Matthew Carter

Received date: 12/03/2026

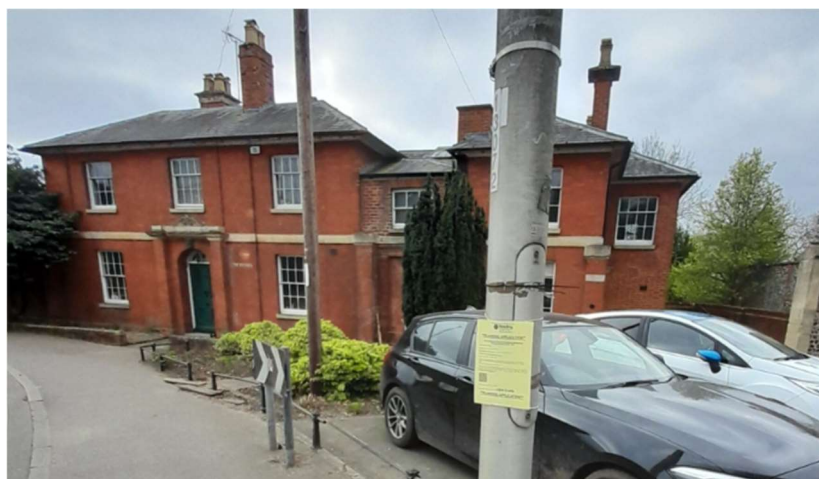
Target Decision date:

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a Grade II Listed Georgian property which serves as the Rectory and Parish Office. The northerly elevation onto Church Road consists of three bays and two storeys with central half-glazed front door with decorative fanlight. Doors framed by brick piers with moulded stone capitals and cornice decorated with scroll work. Stone plat band divides the ground and first floors. Shallow and wide brick pilasters break up the building line. Red brick and hipped slate roof. Brick chimney stacks with stone caps. Flat brick arches and original hornless sashes to the windows. The property is separated from Church Road with a small area of frontage, made up of flower beds and small shrubs, private off-street parking. The property abuts Caversham Court surrounding area is residential, characterised by a mix of detached, semi-detached properties and private flats.

Site visit date: 2nd April 2026



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of installing a 7Kw electric vehicle charging point within the grounds of the front of the property. The EV charger will be compact and black in colour. The EV charger will be surface mounted on the floor or attached to a post, the charger measures 1.3m in height by 0.2m in depth and will be powered with cabling buried under the ground and connected to the existing consumer unit which is located within the basement of the property. Minimal work is required to create a small hole below ground level through the fabric of the building. The proposal also includes a new dedicated parking space for use by the electric vehicle for charging purposes.

Plans and documents considered:

Drawing no: PP-14374928-Location Plan, dated Mar 26

Drawing no: CEI/1033/P/100 revision 1-Location, Block, Aerial & Elevation Plans, charger dimensions, dated Mar 26

Heritage Statement (Carter Electrical Installation Ltd) dated Mar 2026

Annotated images of property in concern:

front view

wider front view

EV Positioning pdf

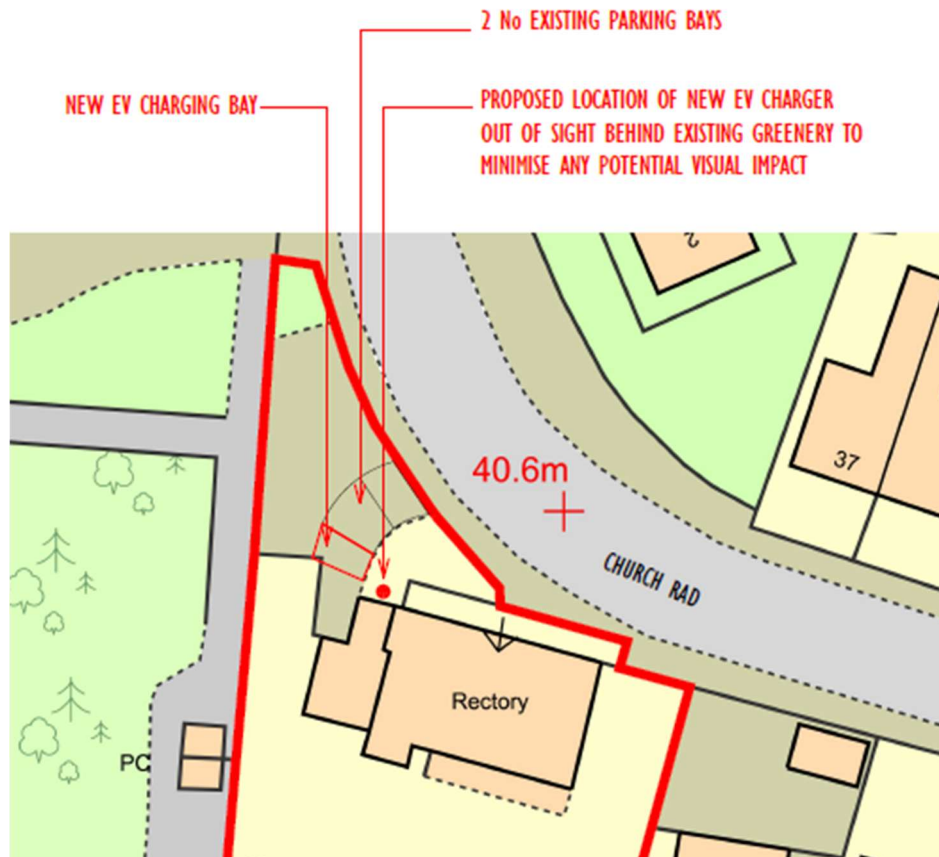
EV Positioning pdf

Existing Floor Plans

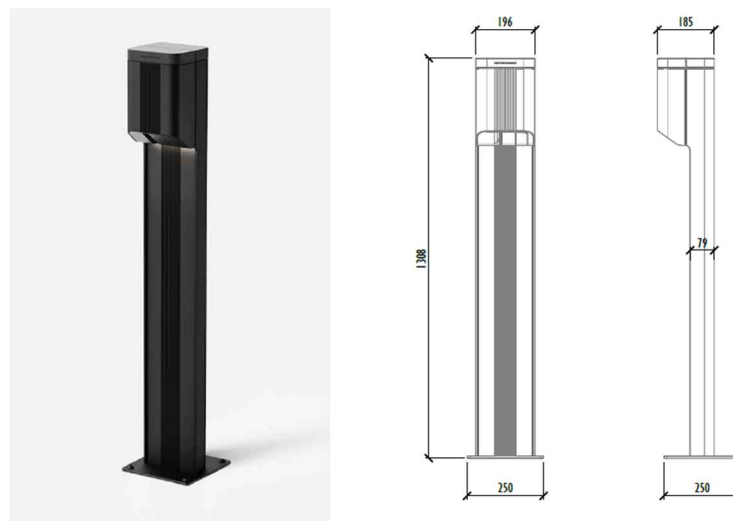
Received by the Local Planning Authority on 12th March 2026



Proposed Layout of charger positioning



Proposed layout including dedicated parking bay



Proposed Electric Vehicle Charger dimensions

3. RELEVANT PLANNING HISTORY

PL/25/1638 - pre-application advice for the installation of a domestic Electric Vehicle charging point listed – PRE advice given February 2026.

4. CONSULTATIONS

Internal:

Conservation Officer

I have no objection: The location of the charger is supported, as it will be screened and have minimal impact on the setting of the listed building and the character & appearance of the conservation area. The submitted heritage statement confirms that the historic fabric of the building would be preserved. The cables would not be visible either, and therefore, the heritage impact would be very minimal. No objection from me.

External:

A planning notice was attached to a nearby streetlamp column on 2nd April 2026 and left in place for the 21-day statutory consultation period.

No letters of representation have been received.

5. 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. 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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
Policy H9 – House Extensions and Ancillary Accommodation
Policy EN3 – Enhancement of Conservation Areas
Policy TR5 – Car and Cycle Parking and Electric Vehicle Charging

Other documents

Revised Parking Standards and Design SPD 2011

7. APPRAISAL

Character and Design

Policy CC7 sets out the design requirements for all new development. Policy H5 sets out additional requirements for new dwellings.

The development of this scale it is considered acceptable so long as the electric vehicle charger is positioned in the location discussed at the site meeting, the development is not considered to be harmful to the character of the appearance of the host building or wider streetscene or the St Peters Conservation Area.

In terms of character and design the proposed development is considered compliant with policies CC7 and H9 of the Reading Borough Local Plan 2019.

Residential amenity

Policy CC8 requires all development to have no negative impact on residential amenity both for neighbouring residents and future occupiers.

It is not considered a development of this scale will have negative impact of residential amenity. The proposed development will need to be screened and positioned in the location discussed at the site meeting. The proposed development is not considered harmful to visual amenity subject to positioning.

There are no other identified risks.

In terms of residential and visual amenity the proposed development is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport matters

The proposed parking bay conforms to the dimensions stated in the Councils Parking Standards and Design SPD and has adequate forecourt depths to manoeuvre in and out of the bay.

Transport officers have no issues with the installation of the EV point itself.

The proposed development is considered compliant with policy TR5 of the Reading Borough Local Plan 2019.

Conservation Area matters

Policy EN3 states special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development within Conservation Area must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.

The electric vehicle charger is not being attached to the fabric of the listed building, rather it is being attached to a post secured into the ground adjacent to the large hedge. For this reason, the application doesn't require Listed Building consent. Planning permission is sought to install the electric vehicle charger in the front garden of a property within a conservation area.

The location discussed at the pre application site visit, adjacent to the yew tree/adjacent to the existing planting, would be appropriate, given it would be largely screened by green elements with a very minimal/negligible impact on the significance of the conservation area and the settings of the listed building associated with Caversham Court Gardens.

The proposed development is considered compliant with policy EN3 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

TL1
AP1
M3
DC1