

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/26/0428 Householder planning permission

Address: 20 MALLORY AVENUE, CAVERSHAM, READING, RG4 6QN

Proposal: Extension of 1.8-metre-high fence to enclose an area of residential garden (retrospective)

Applicant: Mr Matthew Keeler

Received date: 30/03/2026

Target Decision date: 28/05/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The property is a 1960's two-storey extended, end of terrace dwellinghouse. The property is positioned in a prominent position on the far eastern end of Mallory Avenue at the junction with Holyrood Close. The property sits on a larger than average plot compared to others in the street and hosts an Oak Tree which is subject to a Tree Preservation Order (order no. 185/06 T.1 Oak). The rear garden has a southerly aspect whilst the existing open frontage has a north facing aspect which abuts the public footpath and public highway known as Caversham Park Road. Mallory Avenue is characterised by dwellings generally set back from the public highway with open frontages, private rear gardens with off street parking and minimal boundary treatments to the front.

Site visit date: 9th April 2026

Looking west towards the host property (Google Maps)



Before new boundary treatment (Google Maps)



After new boundary treatment (RBC)

Looking south (Google Maps)



Before new boundary treatment (Google Maps)



After new boundary treatment (Google Maps)



Looking easterly after new boundary treatment (RBC)



Site Location Plan of the site taken from the councils GIS mapping database with Legend.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal comprises extending the boundary treatment currently around the rear garden, pulling forwards the 1.8m high fence to enclose the front garden resulting in a wraparound 1.8m boundary treatment to the north and east (retrospective). The increased depth of the new fence equates to 7.2m in length.

Plans and documents considered:

Drawing no: 02026-01 Location and Block Plan, dated Mar 26

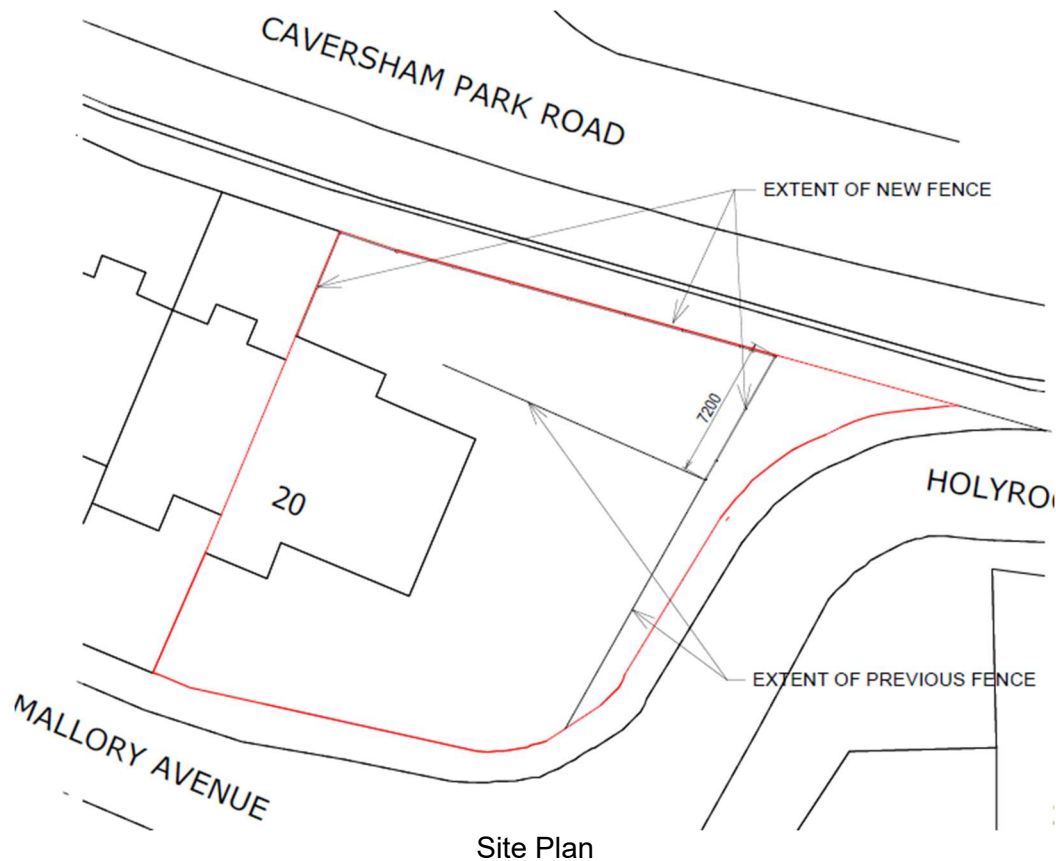
Drawing no: 02026-02 Site Plan, dated Mar 26

Planning Statement (Creative Design and Structure)

Received by the LPA on 30th March 2026

Drawing no: 02026-03 Fence Panels, dated Mar 26

Received by the LPA on 2nd April 2026



3. PLANNING HISTORY

PL/24/0314 – Consent under Tree Preservation Orders – (T.1 (L C) Oak - Remove major deadwood, i.e. branches over 50mm at source and over 300mm in length. Crown lift to approximately 5m over garden by removing secondary growth only where possible. Prune to give minimum 3m clearance to house) – Approved May 2024

PL/21/0104 - Consent under Tree Preservation Orders – (T.1 Oak Prune to give minimum 4m clearance to the house. Remove low branch that overhangs the fire pit, see photo) – Approved January 2021

PL/17/1794 - Consent under Tree Preservation Orders – (Prune one Oak tree) – Approved October 2017

PL/10/1829 - Consent under Tree Preservation Orders – Oak - Remove dead/dying wood and stumps and thin crown by 10-15% - Approved November 2010

4. CONSULTATIONS

Internal:

Transport Development Control

The Highway Authority has reviewed the submitted planning application relating to the enlargement of the residential garden area, facilitated by the erection of a 1.8m high fence along the northern and eastern boundary.

It is noted that the additional enclosed land does not form part of the adopted public highway and lies entirely outside highway ownership.

Having assessed the proposal, the Highway Authority is satisfied that the development will not have a detrimental impact on highway safety. In particular, there are no implications for visibility splays or inter-visibility between users of the adjacent highway.

On this basis, the Highway Authority raises no objection to the proposed development.

External:

The planning notice was attached to a nearby streetlamp column in Holyrood Close and attached to the safety railings along Caversham Park Road on 9th April 2026, and left in place for a minimum of 21 days for the statutory consultation period.

47 letters of support have been received as follows:

- | | | |
|------------------------|---|---------|
| • Member of the Public | Not supplied | Support |
| • Member of the Public | Not supplied. | Support |
| • Member of the Public | 21 Holyrood Close, Reading | Support |
| • Member of the Public | Not supplied | Support |
| • Neighbour | 19 Holyrood Close, Caversham Park Village, Reading. RG4 6PZ | Support |
| • Member of the Public | "Blewbury"
Springwood Lane
Rotherfield Peppard
Henley on Thames
Oxon
RG9 5JJ | Support |
| • Neighbour | 34 Holyrood Close, Reading | Support |
| • Neighbour | Not supplied. | Support |
| • Neighbour | 22 Gayhurst close
RG4 6QW | Support |
| • Neighbour | 12A Mallory Avenue, Reading | Support |
| • Neighbour | 10 Mallory Avenue, Reading | Support |
| • Neighbour | 19 Holyrood Close, RG4 6PZ | Support |
| • Neighbour | 18 Mallory Avenue, Reading | Support |
| • Member of the Public | 34 Southdown Road
Emmer Green
Reading
RG4 8RN | Support |
| • Member of the Public | Not supplied. | Support |



• Member of the Public	11 Rowallan Close, Caversham Park, Reading, RG46QS	Support
• Member of the Public	Not supplied.	Support
• Member of the Public	44 Holyrood Close, Caversham,	Support
• Member of the Public	Rowallan Close, Reading	Support
• Member of the Public	Not supplied	Support
• Neighbour	9 Mallory Avenue, Reading	Support
• Neighbour	N/A	Support
• Neighbour	RG4 5DD	Support
• Neighbour	N/A	Support
• Member of the Public	2 Farleigh Mews, Caversham, Reading RG4 6RG	Support
• Member of the Public	Not supplied	Support
• Member of the Public	162 Lowfield Rd, Reading	Support
• Member of the Public	Highdown Hill Road, Reading	Support
• Member of the Public	Not supplied	Support
• Member of the Public	41 Kiln Road Emmer Green Reading Berkshire RG4 8UE	Support
• Member of the Public	5 Ulster Close Reading RG4 6QD.	Support
• Member of the Public	N/A	Support
• Member of the Public	70 Rosehill Park, Emmer Green RG4 8XF	Support
• Neighbour	19 Mallory Avenue Reading	Support



• Member of the Public	N/A	Support
• Neighbour	N/A	Support
• Neighbour	8 Mallory Avenue	Support
• Neighbour	Gayhurst Close	Support
• Neighbour	Elstow Avenue	Support
• Neighbour	38 Holyrood Close	Support
• Neighbour	Chatsworth Close	Support
• Member of the Public	16 Russet Glade Emmer Green RG4 8UJ	Support
• Neighbour	N/A	Support
• Member of the Public	5 Rowallan Close Caversham Park Village RG4 6QS	Support
• Member of the Public	N/A	Support
• Member of the Public	Galsworthy Drive	Support
• Member of the Public	31 Ashman Road Thatcham RG19 4WD	Support

Summary of comments received.

- *Fence is within curtilage of the host property.*
- *The fence is constructed of standard 6 foot high fence panels.*
- *Before the fence was installed it was an eyesore approaching Mallory Avenue.*
- *The new fence has no detrimental effect on the area.*
- *Other unrelated points about speeding motorbikes.*
- *Residents pass the fence on their way to use Clay Field Copse recreation ground and express how well the fence is presented.*
- *Fence blends in with surroundings*
- *No sightlines are affected*

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 because 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)
EN14 (Trees, Hedges and Woodlands)
H9 (House Extensions and Ancillary Accommodation)

SPD

Design Guide to House Extensions 2021

7. 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 applicant's property is adjacent to a T-junction and has a prominent triple aspect onto Mallory Avenue, Holyrood Close and Caversham Park Road. The proposed fence is constructed to 1.8m and abuts directly against the public highway (footpath) parallel to Caversham Park Road. The existing the grass verge to the east of the property abutting Holyrood Close is to remain untouched, as this is land in ownership of the council and outside of the domestic curtilage.

The House Extensions SPD explains that the Council usually resists proposals for fences that would close off views or change the character of a street unless positive improvement can be demonstrated. This includes the effect on the character and appearance of the surrounding area. It seeks to ensure that a closed off effect is not created in an otherwise open plan street scene. This particularly applies to areas where the character is spacious and verdant.

The grass verge to the east of the property, along with the open plan frontage provides a soft verdant edge close to the highway that contributes to the appearance and open plan feel of the street. This is particularly the case at this prominent corner, where any change to the open landscaped character would be particularly noticeable. This open character would be disrupted by the proposal, harmful to the character of the area.

The proposal is contrary to policies H9 and CC7 of the Reading Borough Local Plan 2019.

Trees matters

Policy EN14 states that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Readings vegetation cover will be extended.

Whilst the natural environment officer wasn't officially consulted as part of this application due to time restraints, planning officers note the following points:

It is noted that a TPO is located within the existing rear garden of the property. The creation of the new fence would have required digging within the Root Protection Area of the TPO. This has already occurred and as such the effects are not capable of mitigation under this application and would need to be considered separately under TPO legislation.

8. CONCLUSION

It is considered that the fence harms the open landscaped character of the area in a prominent position which amplifies the harmful effects.

The proposed development has been assessed as set out above and is not considered acceptable for the following reasons.

9. RECOMMENDATION

REFUSE

1. The fence by reason of its height, extent and prominent position, enclosing an open landscaped area and readily viewable from surrounding streets and public spaces, is harmful to the existing open landscaped character and appearance of the area. As such the fence is contrary to policies CC7 & H9 of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (2021).