

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: **a)** PL/26/0099 Householder planning permission & **b)** PL/26/0101 Listed building consent

Address: 41A WHITE HOUSE, 41 EASTERN AVENUE, READING, RG1 5RX

Proposal: **a)** Part single-storey and part two-storey rear extension, internal alterations, addition of new doors and windows, and the reinstatement of a garage. **b)** The proposed works include a part single-storey and part two-storey rear extension, internal alterations, addition of new doors and windows, and the reinstatement of a garage.

Applicant: Ali Akbar

Received date: 27/01/2026

Target Decision date: 12/05/2026 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey, semi-detached property on the east side of Eastern Avenue. It is a large plot that benefits from spacious front and rear gardens. The property is Grade II listed, and the listing reads as follows:

READING EASTERN AVENUE SU 77 SW (East Side) 17/610 Nos 39 and 41 (White House chiropractic surgery) Pair of semi-detached houses, no. 41 now surgery with flat above. 1845 (deeds) with C20 additions. Stuccoed brick, Welsh slate roof - 2 storeys, 6 bays with lower, set-back, side bays and an added lower bay to either end; rear range added 1923. Main range: narrow vertical recess divides properties; sashes with glazing bars in raised surrounds with ends of cills breaking forward on brackets; entrances at either end have internal porches with pilasters supporting entablature, narrow round-arched openings in return walls (no. 41's with Art Nouveau glazing) and, inside, 2 steps up to door of 4 flush panels under overlight with glazing bars (porch of no. 39 has black and white marbled floor); hipped oversailing roof with central, brick, cross- ridge stack. Side wings have a sash on each floor, of 12 panes to ground floor and 9 unequally-hung panes to 1st floor; roofs have hipped ends and brick stacks to rear. Additions to either side have monoclinical roofs, the left one blind the right one with C20 1st floor oculus.

Listing number: 1248720

It is set back from the road by way of a gravel driveway. There are two trees on site which are subject to TPO (92/06). The site is also within the South Park Conservation Area. A Green Link runs across the rear of the site.

The property at No. 43 Eastern Avenue is located a considerable distance from the application site, approximately 16.5m to the south (side-to-side separation).

Two pre-applications were submitted under PL/24/1516 and PL/25/0349 (2 schemes submitted). Please refer to the planning history section for a summary of the latest advice provided.

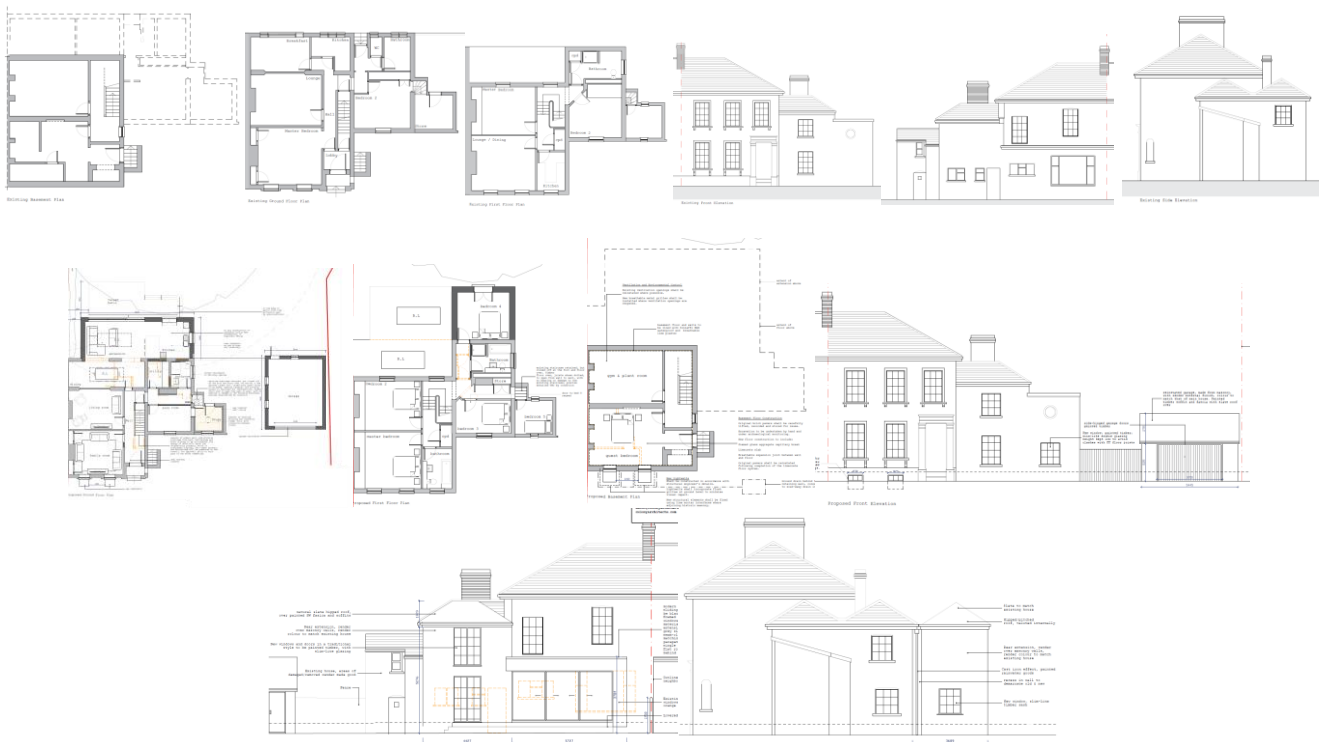
2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks planning permission for the erection of part single-storey and part two-storey rear extensions, the reinstatement of a detached garage, the installation of new doors and windows, and associated internal alterations and patio works. The detailed proposals are as follows:

The proposed basement would be used as a guest bedroom, gym, and plant room. Two light wells would be installed in the western wall. Part of the internal walls would be removed.

The proposed rear extensions would project ca 3.68m from the existing rear flat building line. The proposed width of the single-storey element would set off from the shared boundary line with No.39 by ca 1.2m, and the proposed two-storey elements would align with the existing two-storey side element. The roof of the two-storey element would be pitched, with a total height of ca 6.5m, while the single-storey section would feature a flat roof, measuring ca 3.8m in total height—matching the height of the existing single-storey rear extension of the application site and No.39.

The proposed detached garage would measure ca 5.44m in width and ca 6.61m in depth. The development would feature a gable roof. The eaves and overall heights of the proposed garage are approximately 2.1m and 3.8m, respectively. The proposed side-hinged garage door would be painted timber, while two windows would be installed on the side wall facing the main house. Additionally, one door and one window are proposed on the rear elevation.



Existing and proposed floor plans and elevations

Plans/Documents Considered

- Drawing No. 1026-03-00 – Ground Floor Plan as Existing, dated 06.2024, received 27/01/2026.
- Drawing No. 1026-03-01 – Floor Plan as Existing, dated 06.2024, received 27/01/2026.
- Drawing No. 1026-05-00 – Elevations as Existing, dated 06.2024, received 27/01/2026.
- Structural feasibility report, prepared by Clive Hudson Associates, ref: 256939, dated 01/2026, received 27/01/2026.
- Drawing No. 1026-02-00 – Block Plan as Existing, dated 05/2025, received 27/01/2026.
- Heritage Addendum and Statement, prepared by Archway Heritage, dated 22/01/2026, received 27/01/2026.
- Design and Access Statement, prepared by Colony, issue: 01, ref: 1026, dated 01/2026, received 27/01/2026.
- Drawing No. 1026-01-00 – Site Location Plan, dated 06/2024, received 27/01/2026.
- Drawing No. 1026-03-10-D – Ground Floor Plan as Proposed, dated 01/2026, received 17/04/2026.
- Drawing No. 1026-03-11-C – Floor Plan as Proposed, dated 01/2026, received 17/04/2026.

- Drawing No. 2509-01 Rev A Preliminary Tree Protection Plan, dated 04/2026, received 17/04/2026.
- Ref: 2509 Arboricultural Impact Assessment, prepared by SJ Stephens Associates, dated 13/04/2026, received 17/04/2026.
- Drawing No. 1026-05-10-elevations (as proposed) rev C, dated 01/2026, received 17/04/2026.
- Drawing No. 1026-03-12 - sub-floor plan REV A, dated 03/2026, received 24/04/2026.
- Drawing No. 1026-05-11- garage elevations REV A, dated 04/2026, received 24/04/2026.
- Drawing No. 1026-02-10-B – Block Plan as Proposed, received 24/04/2026.
- Drawing No. 1026-04-10-section REV A, dated 03/2026, received 24/04/2026.

3. RELEVANT PLANNING HISTORY

PL/25/0349/PRE (2 options considered) - Pre-application advice for conversion of the building into a single dwelling with a part single, part two storey rear extension, and a reinstated garage block. Advice given on the second option dated 08/08/2025 as follows:

Existing Plans and Elevations under first submission :



Proposed Plans and Elevations under this submission:



Pre-app advice conclusion: *The principle of extensions to the building could be acceptable, but the current proposal is not supported from a heritage and tree perspective. The use of appropriate materials and a clear justification of the proposed works within a conservation-led approach. Any future submission must be accompanied by comprehensive heritage documentation to enable a full assessment of whether potential harm to the listed building can be appropriately mitigated.*

The proposal has not adequately addressed concerns relating to trees. Officers are very likely to raise objections if a future application is submitted based on the current proposal, as the development would bring living accommodation closer to protected trees and significantly limit the space available for the replacement Lime tree required under tree works permission 231050. Even with the submission of detailed arboricultural information, it is unlikely that the current proposal would be supported on tree grounds.

It should be noted that it is not considered that the proposal would have a detrimental effect with regard to amenity considerations, and with respect to transport matters could be acceptable subject to feasible amendments.

It is advised that an amended scheme be explored accordingly, which fully considers and addresses the matters raised.

- PL/24/1516/PRE - Conversion of the building into a single family house, with an altered rear and side extension, and a new garage block. Advice given 20/12/2025.
- PL/23/1663/FUL (PL/23/1664/LBC) - Proposed change of use from healthcare clinic with residential over to single residential unit. Approved 03/05/2024.

4. CONSULTATIONS

- RBC Ecology Comments – no objection.

The application site is a semi-detached Grade 2 listed house located in a residential area of East Reading. Proposals include the addition of a part two storey/ part single storey rear extensions and the erection of a garage within the curtilage of the site.

The plans show that the two-storey extension will only impact a small area of the existing building at the rear of the site and will not impact the existing roof. Given the limited extent of the works and the absence of records of bat roosting in the surrounding area, it is considered unlikely that the proposal will adversely affect roosting bats and a bat survey will not be required.

Furthermore, as this is a householder application, the construction of the garage and extensions is not subject to biodiversity net gain requirements.

- RBC Conservation Officer – no objection, subject to conditions.

Clarification Required – Whilst no major concern is raised from the point of historic environment, further clarification and details are required to fully assess the impacts of the proposals on the Grade II listed building and the conservation area. The proposed development is acceptable in principle and has a very high likelihood of approval once details of some of the works are provided and agreed upon.

Planning Officer's note: Following the revised plans and further information provided, the Conservation Officer confirmed that the proposal could be acceptable subject to conditions.

- RBC Natural Environment (Tree) Officer – no objection, subject to conditions.

In conclusion, whilst this application is not without concern, on balance it could be accepted. However, there is currently insufficient detail/clarity on the foundations for the rear extension, marrying of levels and required tree work to facilitate development – this is required prior to a decision to give comfort that the impact on the Cedar is acceptable.

Planning Officer's note: Following the revised plans and additional information provided, the NE Officer confirmed that they have no objections, subject to the final revised plans being listed as approved and the imposition of two conditions securing an Arboricultural Method Statement and landscaping details, should the application be approved.

- RBC Transport Development Control – no objection.

The proposal looks to provide a detached double garage. The dimensions of the double garage do not conform to those set out in the Council's current parking standards; the block plan shows an extensive area of hard standing that can accommodate additional vehicles.

No change to the existing vehicle access is proposed. There are no Transport objections to this application.

- Two site notices of PL/26/0099 and PL/26/0101 were displayed near the application site. The 21-day consultation period was from 06/02/2026 to 27/02/2026.



Site notice photo

Two letters of representation have been received, summarised as follows:

Comment 1 summary: The objection raises concerns regarding the excessive scale, height, and unclear design of the proposed rear conservatory and raised patio, which are considered to result in significant loss of light, overshadowing, and potential overlooking of No. 39. The objections also mentioned inconsistencies and lack of detail in the submitted plans, making it difficult to fully understand impacts, alongside concerns about harm to the setting of the protected cedar tree and overall design quality.

Comment 2 summary: The representation raises concerns about the applicant's reliability in complying with arboricultural and planning requirements, citing alleged past incidents of tree damage, unauthorised ground level changes, and failure to restore tree roots. It highlights risks to important trees (including a cedar and oak), the wider green corridor, and potential impacts on protected species (bats), which are said not to be adequately addressed in the submitted documents. The resident seeks assurance that strict monitoring and enforcement will be in place to ensure full compliance with tree protection and ecological measures.

Planning Officer's note: The matters raised within the representations have been carefully reviewed and considered by officers, and a site visit to the adjoining property has been undertaken. Certain issues, such as the monitoring of trees, do not constitute material planning considerations and will, therefore, not be assessed in this assessment.

Communication with agent:

Following review of the application and consideration of consultation responses from RBC consultees and representations from the public, further information and revisions were requested to address concerns raised above, including privacy, drafting inconsistencies, tree impacts, proposed materials, detached garage elevations, etc.

Subsequently, the agent submitted revised plans and additional supporting information (as detailed in the Plans and Information Considered section above), which are considered to address the main issues raised. The agent has also agreed to the imposition of planning conditions to address other issues at a later stage.

Please refer to the Appraisal session for detailed assessment.

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

PL/26/0101 Listed building consent:

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

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.

PL/26/0099 Householder planning permission

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:

PL/26/0099 & PL/26/0101:

National Policy and Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance

Reading Borough Council Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)
EN6 (New Development in a Historic Context)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011

Other Local Documents

South Park Conservation Area Appraisal 2008

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 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 remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the appraisal below and are not considered to be ‘out of date’.

6. APPRAISAL

1) Impacts on Historic Character and Appearance of the Property and Conservation Area

Policy CC7 of the Reading Borough Local Plan requires all development to be of high quality design and maintain and enhance the character and appearance of the surrounding area. In this specific case, this concerns the following components:

- Layout
- Landscape
- Scale: height and massing; and
- Architectural detail and materials

Policy EN1 states *‘Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:*

- *Listed Buildings;*
- *Conservation Areas;*
- *...*

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.’

Policy EN3 states, *“The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.”*

Policy H9 states that a house extension should respect the character and appearance of the house in terms of scale, location, materials and design. And policy H10 requires dwellings to provide functional private or communal open space.

Furthermore, NPPF para 205 states *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”*

The proposal is considered acceptable overall in terms of its visual impact on the listed building and the wider historic setting. Having regard to the scale of the main house and the plot, the proposed rear extensions and associated patio are considered appropriate in scale and proportion to the host dwelling and adjoining properties. The depth of the proposed rear extensions would be within 4m, which complies with the guidance set out in the Design Guide for House Extensions 2021. They are located to the rear and largely affect later additions, are considered to result in less than substantial harm at the lowest end of the scale. Their contemporary design and subservient relationship to the host dwelling are acceptable in principle and would not detract from the building's significance.

The proposed double garage, by virtue of its siting and overall appearance, would preserve the setting of the listed building and the character of the conservation area, notwithstanding its relatively large scale. The principle of associated boundary treatments and landscaping, including the raised patio, is also considered acceptable. Detailed specifications of external materials, including roofing, doors, hard landscaping and boundary treatments, are required to ensure a high-quality finish that preserves the character of the heritage asset. These matters would be secured by condition.

The proposed development also includes internal works, which would have an impact on the significance of the listed building.

The internal reconfiguration of the basement, including the removal of modern partitions, is acceptable in principle and would result in minimal harm to the historic fabric. The introduction of lightwells represents a more substantial intervention; however, subject to appropriate design, detailing and use of sympathetic materials, these works could be accommodated without undue harm. Further specification of materials and construction (including fenestration and waterproofing systems) would be secured by condition to ensure compatibility with the historic fabric and adherence to traditional, breathable construction principles.

The proposed single- and two-storey rear extensions regarding the internal alterations, including the reconfiguration of circulation, reinstatement of features, and opening up of spaces, are considered to enhance the legibility of the historic plan form and are supported, subject to detailed joinery and construction specifications. Alterations at the first floor level, including internal reconfiguration and limited loss of historic fabric, would give rise to less than substantial harm at a low level. These impacts are considered acceptable subject to detailed design and material specifications.

Overall, the proposed development would result in less than substantial harm to the significance of the listed building and its setting, which is considered to be at the lower end of the scale. This harm is outweighed by the public benefits of securing a viable and enhanced use of the building.

2) Impacts on Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. 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.

Given the reasonable separation distance between No. 43 and the application site, the proposed development is not considered to give rise to any adverse impacts on residential amenity.

With regard to the potential residential impacts to the adjoining properties at no.39, there are no identified risks of an overbearing impact, as the proposed development would be set well back from the shared boundary. In terms of the potential to block light to no.39, the proposed two-storey rear extension would not breach the 60-degree line taken from the centre of the nearest habitable room window. Similarly, the proposed single-storey rear extension would not breach the 45-degree line test.

The concerns raised through the representation letter regarding loss of light, particularly in relation to the

height of the proposed single-storey rear extension and differences in ground levels, are noted. However, the extension has been set approximately 1.2m away from the shared boundary, thereby further reducing its impact and remaining well within the 60-degree envelope. As such, it is considered that the proposal would not result in unacceptable loss of light.

It is acknowledged that the introduction of the raised patio may allow some views towards the rear garden of No. 39, due to the limited screening provided by the existing boundary treatment. However, the patio would be sited approximately 1.9m from the shared boundary, and additional hedge planting is proposed to improve screening. A condition would be imposed to secure this planting. On this basis, any impact on privacy is considered limited and would not justify the refusal of the application.

Two lightwells are proposed to provide natural light to the basement guest room. It is acknowledged that both lightwells would be located within the shading area of the protected tree. As a result, the level of daylight reaching the guest room would be limited; however, this is a consequence of the design approach and represents an acceptable arrangement for a secondary residential amenity space.

The rear garden would retain sufficient space to support a private outdoor amenity.

The proposal is, therefore, considered to comply with Policies H9, H10 and CC8 of the Reading Borough Local Plan 2019.

3) Landscaping/Trees

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 Reading's vegetation cover will be extended. Policy EN3 also requires protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area. Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area.

The listed property is situated within the South Park Conservation Area and is subject to TPO 92/06 which includes a large, mature Cedar in the rear garden, one western red Cedar in the front garden and a new, replacement Lime on the front boundary. In addition, there is an Oak in the rear south-east corner of the rear garden.

The introduction of two lightwells to the front would fall within the Root Protection Area (RPA) and shading arc of T1 (western red Cedar). The Natural Environment Officer has confirmed that the proposed works are acceptable. However, it is noted that T1 would cast shade over the proposed lightwells, and any reduced light levels resulting from this shading would not justify the future felling or significant pruning of the tree.

The proposed detached garage would utilise a pile-and-beam foundation to avoid excavation, with the finished floor level set at the existing ground level. On this basis, no harmful impact on retained trees has been identified.

With regard to the proposed development to the rear of the main building, including the rear extensions and associated patio, these would be located within the RPA of T5 (Cedar). However, as the proposed ground floor would be raised above the existing ground level, and the only excavation would be for screw piles, the development is not considered to result in significant harm to protected trees. To mitigate potential impacts arising from construction activities, a condition would be imposed to secure an Arboricultural Method Statement.

4) Other matters: Transport and Ecology

In terms of parking provision, although the dimensions of the proposed double garage do not fully accord with the Council's current parking standards, the block plan demonstrates a substantial area of hardstanding capable of accommodating additional vehicles. No alterations to the existing vehicular access are proposed. On this basis, the proposal is considered to comply with Policy TR5 of the Reading Borough Local Plan 2019.

In respect of ecology, the Council's Ecology Officer has confirmed that there are no concerns relating to protected species. The proposal is, therefore, considered to accord with Policy EN12 of the Reading Borough Local Plan 2019.

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

a) PL/26/0099 Householder planning permission

Time Limit

Approved Plans

All external and internal works should be maintained as such thereafter

Details of the proposed materials regarding external works (To Be Approved)

Works, details of the lightwell (To Be Approved)

Landscaping Small Scale (To Be Approved)

Arboricultural Method Statement

Use of Roof Restricted

Hours Of Construction/Demolition

b) PL/26/0101 Listed building consent

Time Limit Listed Building (Works)

Approved Plans

All external and internal works should be maintained as such thereafter

Details of the proposed materials regarding external works (To Be Approved)

Works, details of the lightwell (To Be Approved)

Details of the proposed materials regarding all internal works (To Be Approved)