

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/26/0370 Full planning permission

Address: 28-30, New Road, Reading, RG1 5JD

Proposal: Planning permission for the subdivision of 1 dwelling to create two separate dwellings

Applicant: Mrs Catherine Hodgson Froy

Received date: 18/03/2026

Target Decision date: 15/5/2026 (ext)

Case Officer: Alison Amoah

1. SITE DESCRIPTION

The property is currently in use as a single terraced property, formerly two properties - 28 and 30 New Road. It has retained two front doors, with the door to the original no.30 being the main access point used. Limited internal changes took place to make this into a single dwelling. To the rear is a shared hipped and pitched gable projection. To the rear of original no.28 is an existing flat roofed single storey extension (garden room) with mono-pitched roof and roof light and beyond this a flat roof providing covering to an outside patio. The boundary wall between no. 26 & no. 28 is very high (ca 3.5m – higher than the bottom of the first floor windows of the application site), which provides enclosure to this outside space.

There is a good sized rear garden.

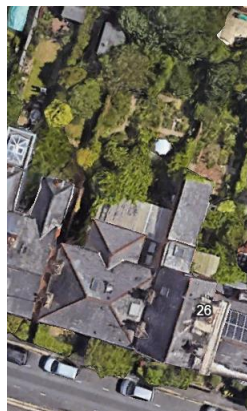
It is located in the Redlands Conservation Area.

A previous approval (now lapsed – ref: PL/18/0874) included for the subdivision of the properties back into two, along with a new internal wall within the existing gable projection to split this space equally between the two properties (see the approved plan below), a flat roofed single storey extension replacing the roof of the existing garden room (of no.28 - to become the kitchen), an enclosed garden room in the place of the existing covered external patio and a porch to the rear of no. 28. This was not implemented.

Location Plan



Google Aerial Image



Google Streetview image (Aug 2025)



2. PROPOSAL AND SUPPORTING INFORMATION

The application is for the subdivision of the dwelling to create two separate dwellings - 28 & 30 New Road with the intention that the applicant would remain in the newly created no 28 and that no. 30 would be sold.

The property has retained its two front doors and the proposal would infill the limited openings that were created between the properties at ground and first floor.

The existing kitchen, which goes across the two properties is to be retained with no. 30

At the rear, the existing kitchen, which joins together no 28 and 30, will be kept as it is and would form part of no. 30 with related blocking up of existing openings facing no. 28.

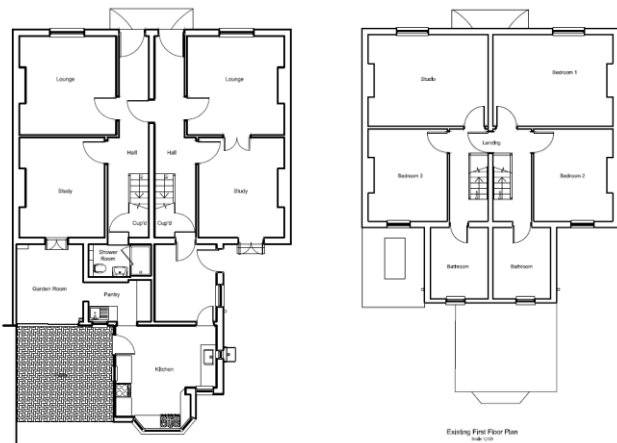
The proposed changes to no. 28 also include a new kitchen where the existing garden room is, along with blocking up of a rear window and a new internal door between the lounge and study.

The garden has already been divided back into two gardens with the installation of boundary fencing, which follows the line of the original boundary between the two properties apart from a small area to the back of the kitchen (see proposed block plans below).

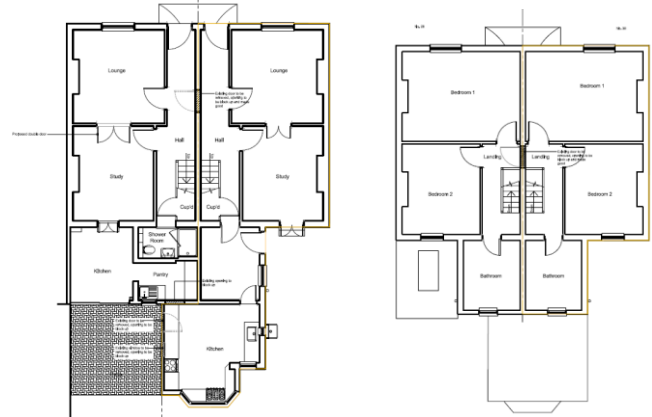
Plans and other information considered as received 18th March 2026:

- Location Plan
- Drawing no: 002 – Existing Ground Floor and Roof Plans
- Drawing no: 003 – Existing Elevations
- Drawing no: 004 – Proposed Ground Floor and Roof Plans
- Drawing no: 005 - Proposed Elevations
- Proposed Block Plan – No. 28
- Proposed Block Plan – No. 30

Existing Ground and First Floor Plans



Proposed Ground and First Floor Plans



Existing Elevations



Proposed Elevations



Proposed Block Plans



3. RELEVANT PLANNING HISTORY

PL/18/0874/FUL - Subdivision of dwelling to create two separate dwellings (28 & 30 New Road) and single storey rear extensions to proposed no.28 – Approved 20th August 2018

4. CONSULTATIONS

Internal Consultees – None undertaken.

Neighbour Consultation

Site notices were erected on New Road and Marlborough Avenue on 24th April 2026. No comments 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 2024

National Planning Guidance 2014 onwards

Reading Borough Local Plan (Adopted November 2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H1: Provision of Housing

H2: Density and Housing Mix

H10: Private and Communal Outdoor Space

EN1: Protection and Enhancement of the Historic Environment

EN3: Enhancement of Conservation Areas

Supplementary Planning Documents

Redlands Conservation Area Appraisal, March 2008

Local Plan Partial Update

The current version of the Local Plan turned five years old on 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 the submission draft submitted to the Planning Inspectorate on 9th 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 is that they remain in accordance with national policy. The objectives of the policies listed above remain very similar in the draft updated Local Plan, and although at present they have some weight in the decision-making process the current policies can continue to be afforded weight in the appraisal below and are not considered to be 'out of date'.

7. APPRAISAL

The main issues to be considered are:

- a) Principle of Development
- b) Residential Amenity
- c) Design and Impact on the Character of the Area
- d) Other

a) Principle of Development

The subdivision of the house to revert it to the original two dwellings would comply with policy H1 in contributing to the provision of housing and would provide family housing in accordance with Policy H2. The principle of the proposed scheme would, therefore, be acceptable.

b) Residential Amenity

The proposed 2 dwellings would retain good sized rear gardens and there is sufficient capacity inside the proposed no. 28 to provide a kitchen as the existing single kitchen would be retained within the newly created no. 30. Two family sized dwellings would be re-created.

There would be no detrimental impact on the amenity of adjoining neighbours.

c) Design and Impact on the Character of the Area

External changes would be limited to bricking up existing side facing openings to the kitchen (facing no. 28). There would be no other external changes to the buildings, which have retained their individual front doors and boundary treatments, therefore, there would be no differing effect with respect to the character and appearance of the Conservation Area.

d) Other

Under the previous application Transport recommended conditions restricting access to parking permits, however at that time and for this current application it is not considered that 2no, two bedroom houses would generate such a significant parking requirement as compared to the one larger house, therefore such conditions have not been included. In addition, as family dwellings bicycle storage would normally be accommodated within a shed or similar.

8. RECOMMENDATION

The proposal has been considered in the context of the Reading Borough Local Plan 2019 and relevant SPDs and is considered acceptable. The recommendation is, therefore, to GRANT, subject to the following conditions and informatives:

Conditions

- Standard 3-year time limit
- Approved Plans
- Matching Materials

Informatives

Terms and conditions
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