

DELEGATED APPLICATION REPORT

Ward: Coley Ward

App Ref: PL/26/0375 Householder planning permission

Address: 15 COLEY AVENUE, READING, RG1 6LJ

Proposal: Proposed single storey side extension and a porch. (amended)

Applicant: Mr and Mrs Chaitanya & Ramya Appana & Billapati

Received date: 19/03/2026

Target Decision date: 20/05/2026 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

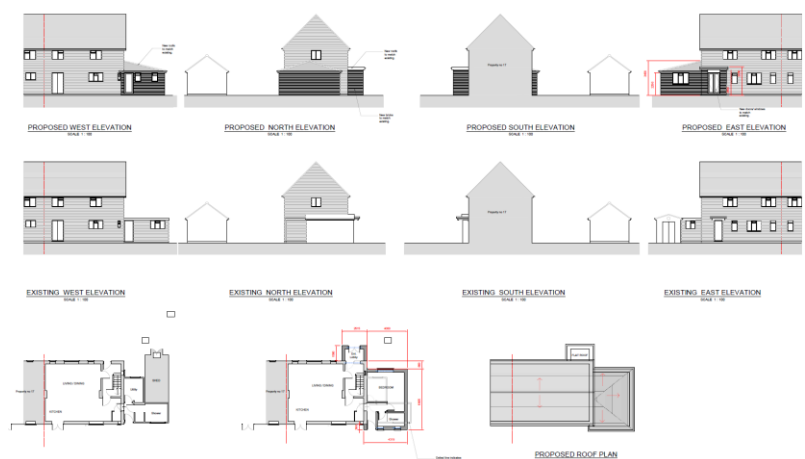
The application site is a two-storey semi-detached property located on the eastern side of Coley Avenue with an existing flat roofed single storey side extension. The property is one of 5 with a similar architectural style and is characterised by fully soft-landscaped frontages. The rear garden has an existing timber frame outbuilding for storage. The property is not listed; however, it is located within the Russell Street/Castle Hill/Oxford Road Conservation Area and an Air Quality Management Area.



Front and rear views of 15 Coley Avenue, taken 10/04/2026

2. PROPOSAL AND SUPPORTING INFORMATION

This application seeks permission for a proposed single-storey side extension and a porch. The proposed single-storey side extension would be set back 0.8m from the frontage and would measure approximately 4m in width and 6m in depth, featuring a hipped roof. The proposed eaves height and overall height would be approximately 2.25m and 3.5m, respectively. The proposed porch would have an approximate depth of 1.5m and a width of 2.5m, incorporating a flat roof with a height of approximately 2.85m. All proposed materials would match those of the existing property.

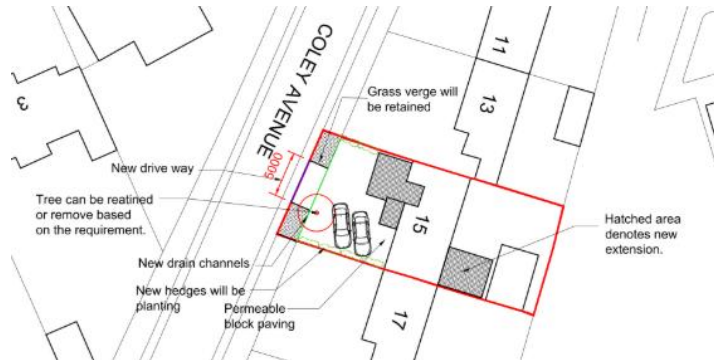


Existing and proposed floor plans and elevations

3. PLANS CONSIDERED

First submission:

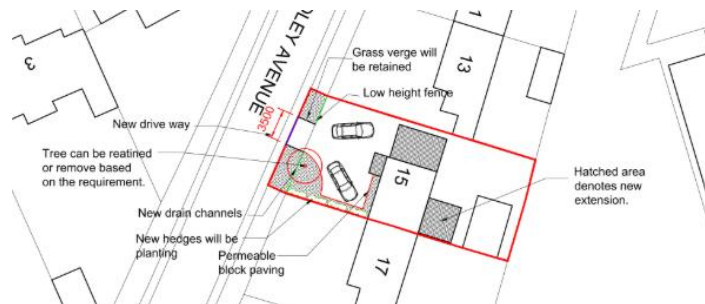
- ~~Drawing No. P1724-01 Location Plan, received 19/03/2026.~~
- ~~Drawing No. P1724-01B Block plan, received 19/03/2026.~~
- ~~Drawing No. P1724-02 Plans and Elevations, received 19/03/2026.~~



Proposed Block Plan submitted under Drawing No. P1724-01B Block plan

Second submission:

- ~~Drawing No. P1724-01B Location Plan (REV 300426), received 01/05/2026.~~
- ~~Drawing No. P1724-02A Plans and Elevations (REV 270426), received 27/04/2026.~~
- ~~MW.2604.CAR.AIA, received 01/05/2026.~~



Proposed Block Plan submitted under P1724-01B Location Plan (REV 300426)

Third submission:

- Drawing No. P1724-01D – Location Plan (REV D 180526), dated 15/05/2026, received 18/05/2026.
- Drawing No. P1724-02C – (Existing and proposed floor) plans and elevations (REV C 180526) - HIP (Pyramid Style) ROOF, dated 15/05/2026, received 18/05/2026.



Proposed Block Plan submitted under P1724-01D – Location Plan (REV D 180526)

4. RELEVANT PLANNING HISTORY

PL/22/1140 - 21 Coley Avenue - Two storey side extension following part demolition of existing single storey side extension. Single storey rear extension. Dropped kerb along Coley Avenue with parking and landscaping at the front of the house. Addition of a front porch. Approved 22/12/2022.

5. CONSULTATIONS

- RBC Conservation Consultations – Following the first submission, an objection to the proposal was raised.

Because of their siting, scale, size, design and appearance, the proposed extensions, including the porch extension, would detract from the host building, its semi-detached pair and neighbours, and character and appearance of the Castle Hill/Russell Street/ Oxford Road Conservation Area. Together with the proposed driveway and parking space in the front garden, the proposed development would be an overdevelopment of the application site that fails to preserve or enhance the character of the conservation area. This would not meet Policies EN1, EN3 and EN6 of the Reading Borough Local Plan, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990, which seek positive contribution to local character and distinctiveness and enhancement of the significance of the conservation areas.

Planning Officer's note: Following the second submission, the Conservation Officer suggested that the side extension should be set back, and that the proposed porch should have a flat roof to preserve the original porch design and highlight the features of the modern era. Details of the proposed permeable paving should also be provided.

- RBC Natural Environment Consultations – Following the submission of the AIA, an objection to the proposal was raised.

Overall, the development fails to demonstrate and mitigate harm to trees, including Council owned street trees within an area of high treescape value, contrary of Policy EN14. It will have a detrimental impact to the natural verdancy of the street scene of Coley Avenue. The impact for the loss of soft landscaping has not been sufficiently mitigated and does not positively enhance a property within a Conservation Area or include any additional tree planting within an AQMA – both of which are priority areas for tree planting within our adopted Tree Strategy.

Planning officer's note: The third submission removed all proposed works in the front garden; therefore, the concerns relating to the natural environment are considered to have been addressed.

- RBC Transport Consultation - an objection to the proposal was raised.

Coley Avenue is classified as a C400 road. The application proposes the creation of a new vehicle crossing from Coley Avenue to serve two on-site car parking spaces.

However, aerial imagery indicates the presence of parking provision at the rear of the site. Confirmation is therefore required as to whether this rear area is currently available and usable for parking purposes.

While it was not possible to access the site during the inspection, the aerial images clearly show double gates at the rear (see below), which appear to have been used historically to facilitate vehicle access and parking.

Further information is required to clarify the current status and permitted use of this rear space. If the area is, or can be, used for parking, then in accordance with highway guidance, the creation of a new access onto Coley Avenue would not be supported, as vehicular access would already be available via the classified road network.

In addition, confirmation is required as to whether the applicant has a legal right of access to the area at the rear of the site.

Please provide clarification on:

The current use of the rear parking area, and
Whether the applicant benefits from a right of vehicular access to this rear land.

Planning officer's note: Following the response from the agent, clarifying that "there is *no designated onsite parking* available in the rear. While there is a small garage/storage area at the rear, there is *no formal provision for parking within the rear*. Access to the rear is primarily intended for emergency services such as fire and ambulance vehicles." The transport team provided further comments as follows:

It is evident from historic aerial imagery that the rear of the site has previously been used for parking. Furthermore, the rear garden area could be readily reinstated for car parking following the removal of the artificial surfacing currently laid over the original ground. The photographs provided indicate that this surfacing is temporary in nature.



The Highways Authority would not support the creation of a new vehicular access onto a classified road. In addition, the reference made by the applicant for the need of rear access for emergency services is not a requirement.

Reason for Refusal: The proposed development does not comply with the Local Planning Authority's standards in respect of an additional access onto a classified road and, as a result, is in conflict with local plan policies TR3 and TR5 of the Reading Local Plan 2019.

Planning officer's note: The third submission removed all proposed parking arrangements; therefore, the concerns relating to the transport are considered to have been addressed.

- One site notice was displayed on 02/04/2026 in front of the application site. The 21-day consultation period ended on 23/04/2026. No letters of representation have been received.



Site Notice

- Communication with agent/applicant:

The first and second submissions of the proposal were not considered acceptable, as the overall scheme would have been harmful to the character and appearance of the host dwelling, the historic environment, and the streetscene. It was also considered unacceptable in transport terms and residential amenity.

The third submission removed all proposed works relating to transport and landscaping. Please refer to the appraisal section for further assessment based on the third submission.

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 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.

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 (NPPF)

National Planning Policy Guidance 2014 onwards

Conservation Principles Policies and Guidance, Historic England 2008

Reading Borough Council Local Plan (2019)

EN1: Protection And Enhancement of The Historic Environment

EN3: Enhancement of Conservation Areas

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

SPD

Design Guide to House Extensions Supplementary Planning Document (2021)

Russell Street/Castle Hill/Oxford Road Conservation Area Appraisal (March 2020)

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’.

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.

Policies EN1 and EN3 require that development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.

The proposed front porch is modest and would have a flat roof. The proposed single storey side extension would have a hipped roof and is set back from the front elevation of the main property by 0.8m. All materials are to match the existing dwelling. Thus, the extensions are considered to respect the host dwelling and the historic setting when viewed from the street.

Although acknowledged, that the extension would somewhat disrupt the uniformity of the 5 semi-detached houses on Coley Avenue, that share the same design, when viewed from the street, the proposal is not considered overly dominant and on balance, it is not considered that the proposal would be so substantially harmful to the Russell Street/ Castle Hill/Oxford Road Conservation Area to warrant refusal of the application. Material to the consideration is the existing side extension, that the proposal is modest and

the overall design would respect the host dwelling. Thus, the proposal is not considered to conflict with Policies H9, CC7, EN1 and EN3 to an unacceptable degree.

The original submission included a single storey rear extension, which in addition to the existing very large outbuilding (which was not subject to planning approval, but is likely to have become lawful with time, although not formally confirmed), was considered would have a harmful effect on the character of the host dwelling and the wider historic environment. In addition, it would likely have created an overbearing impact on the neighbouring property with an almost continuous run of built form to the boundary with no. 17 Coley Avenue. Therefore, it is considered necessary to remove permitted development rights for further extensions under Class A and Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (as amended) 2015.

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.

The existing single-storey side extensions at No. 13 do not serve a habitable room. Furthermore, a 60-degree line was drawn from the closest window to the neighbouring window at No. 13, and the proposed side extension does not breach this line. A reasonable gap would be retained from the shared boundary. Therefore, the proposed side extension is not considered to result in any harmful impacts in terms of loss of light or overbearing impact.

No side windows are proposed in the side extension. A condition would be attached to any permission to prevent the insertion of new openings without prior approval from the Local Planning Authority, in the interest of protecting neighbouring amenity. Therefore, it is not considered that the proposal would result in overlooking this regard.

The proposed porch is modest in scale and located at the front; as such, no harmful impacts in terms of residential amenity are anticipated.

Overall, the proposal would comply with Policies H9, H10 and CC8 of 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

Approve with conditions

Time Limit
Approved Plans
Materials (To match)
No New Openings
PD rights removed