

DELEGATED APPLICATION REPORT

Ward: Redlands

App Ref: PL/26/0459 Householder planning permission

Address: 30 Alexandra Road, Reading, RG1 5PF

Proposal: Alterations to front boundary treatments including two no. new access gates, low brick boundary wall, with metal railing less than 1m in height; and paving of frontage with associated landscaping.

Applicant: Mr Alexander Martin-Bates

Received date: 2 April 2026

Target Decision date: 28 May 2026

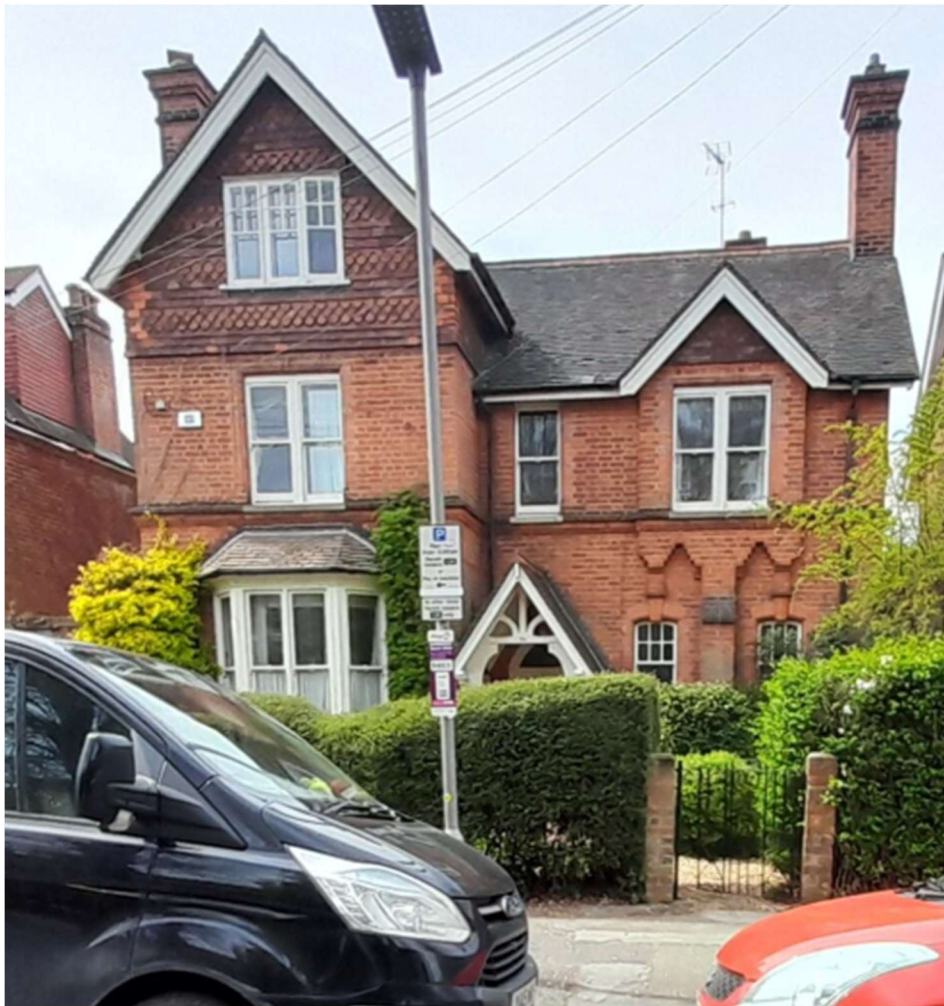
Agreed Extension of Time: 4 June 2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The property consists of a large 3-storey, detached dwellinghouse, located on the western side of Alexandra Road, backing on to Reading School. The property is a Building of Townscape Merit, though not listed but it is located within the Alexandra Road conservation area.

Site visit date: 14 April 2026



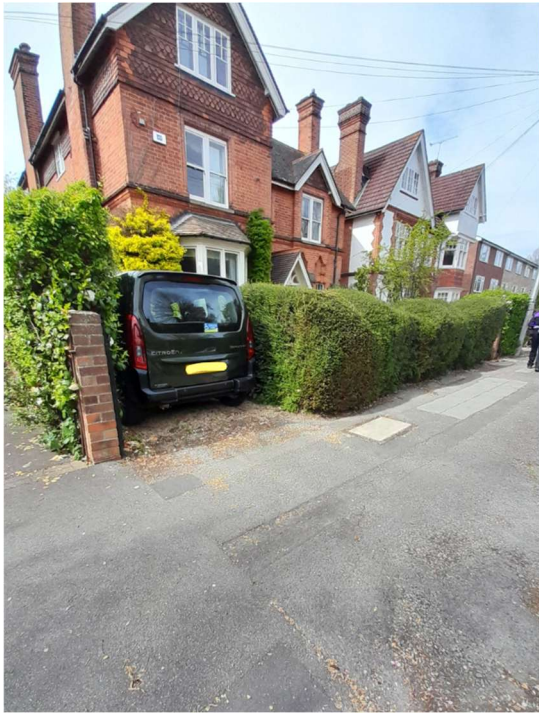


Image showing existing entrance.



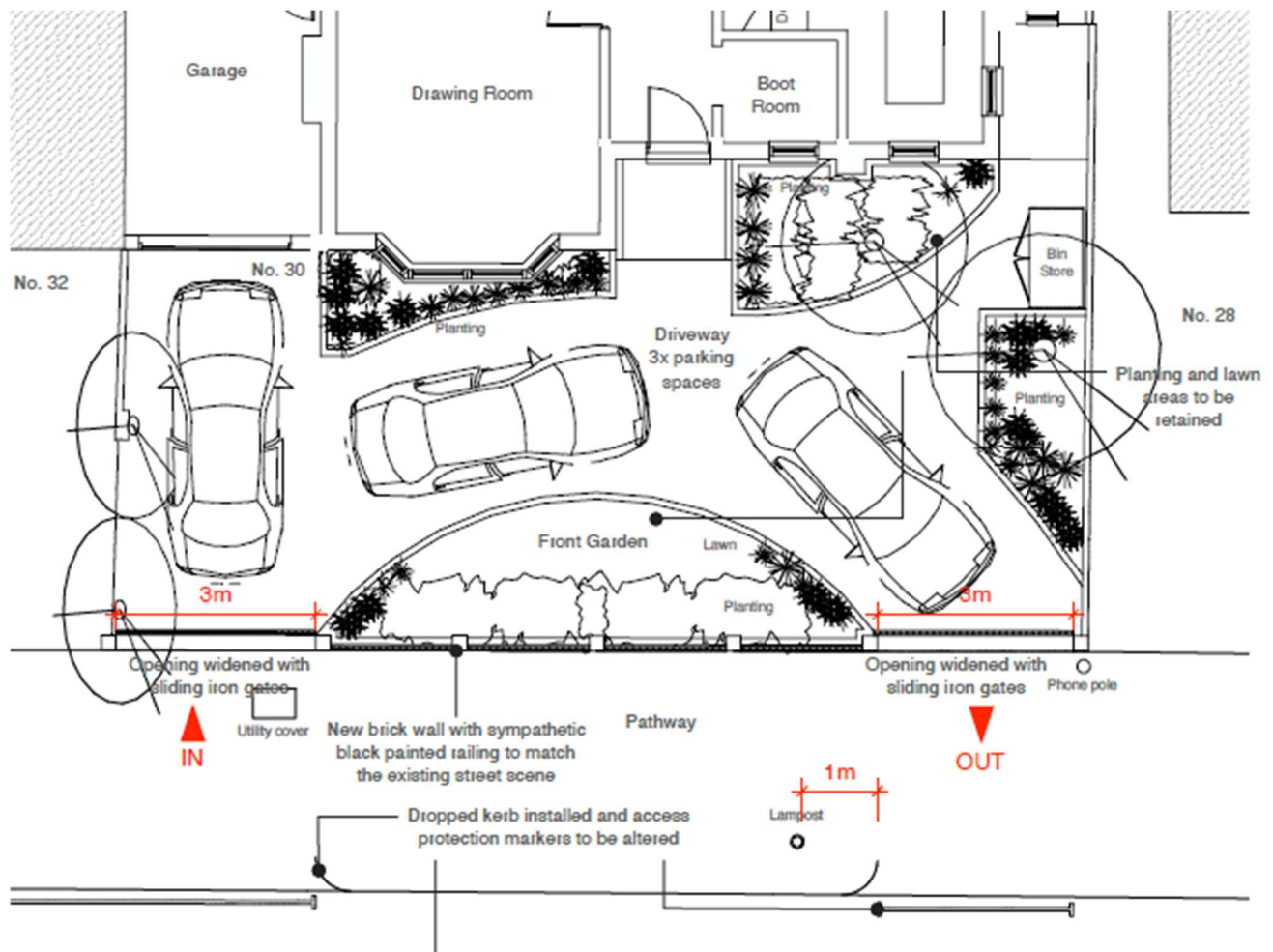
Image showing proposed entrance.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of changes to the front boundary treatments which facilitates driveway in-out access and accommodation for extra parking spaces at the front of the property. A new 3m wide gate is proposed on either side of the property. The parking area will be finished with permeable paving or similar and includes landscaped raised beds. The proposal hopes to create off street parking for up to 3 vehicles. The front hedge will be replaced with a characterful brick wall and metal railings. The driveway entrances shall be finished with metal black painted sliding gates.

Plans & documents considered:

Drawing no: 1088-PLA-001C – Location & Block Plan As Existing, dated Nov 22
 Drawing no: 1088-PLA-003C – Existing GA Plans – Basement, dated Nov 22
 Drawing no: 1088-PLA-004C – Existing GA Plans, dated Nov 22
 Drawing no: 1088-PLA-005C – Existing GA Plans, dated Nov 22
 Drawing no: 1088-PLA-006C – Existing Elevations (front & rear), dated Nov 22
 Drawing no: 1088-PLA-007C – Existing Elevations (side) dated Nov 22
 Drawing no: 1088-PLA-008C – Existing 3D Views, dated Nov 22
 Drawing no: 1088-PLA-050A – Location & Block Plan As Proposed, dated Nov 22
 Drawing no: 1088-PLA-051A – Proposed GA Plans, dated Nov 22
 Drawing no: 1088-PLA-052A – Proposed Elevations (front & rear) dated Nov 22
 Drawing no: 1088-PLA-053A – Proposed Elevations (sides) dated Nov 22
 Drawing no: 1088-PLA-054A – Proposed 3D Views, dated Nov 22
 Received by the LPA on 2nd April 2026



3. RELEVANT PLANNING HISTORY

PL/24/0825 – pre-application advice for the creation of a new access with driveway for 3x cars – Advice given in August 2024

4. CONSULTATIONS

The following were consulted:

Internal

- RBC - Transport Development Control

The application site currently benefits from one vehicle crossing. An additional access is proposed to create an “in - out” arrangement. The proposal will result in the loss of on street parking within the permit bays located outside the property, protection markers are to be installed to prevent the accesses being blocked by parked vehicles. An “in and out” arrangement is acceptable. A sliding gate is proposed at the new exit access point which is deemed acceptable.

Permissions granted under this application do not include the work to create a new dropped kerb and footway crossing. A separate license is required from the Councils Highways Department who will undertake a site visit following the application of highway license which is required to undertake all works on the public highway which includes alterations to the existing vehicle crossing and creation of a new one. This includes the removal and replacement of street furniture (light column and telecommunications mast).

- RBC - Conservation Officer

The impact on the significance of the Alexandra Road Conservation Area and the character of the host BTM and its plot layout would be minimal, which could be considered negligible. There are no objections on conservation grounds.

External

A planning notice was attached to the lamp column directly in front of the host property 14th April 2026 and left in place for the statutory 21-day 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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: Design and the Public Realm
TR3: (Access, Traffic & Highway related Matters)
TR5: (Car and Cycle Parking)
EN1: (Protection and Enhancement of the Historic Environment)
EN3: (Enhancement of the Conservation Areas)

SPG/SPD

A Design Guide to House Extensions SPG
Revised Parking Standards and Design SPD 2012
Alexandra Road Conservation Area Appraisal 2005

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 application site is located within the Alexandra Road Conservation Area (CA), and the building is a 'Building of Townscape Merit' (BoTM) under that appraisal. Policies EN1 and EN3 seek to preserve and enhance the setting of Conservation Areas.

The proposal, a new opening for an 'in-out' access and space for extra parking spaces at the front of the property. The parking area will be finished with permeable paving or similar and includes landscaped raised beds. The existing hedge will be replaced with hedge with characterful brick wall and metal railings. The driveway entrances shall be finished with metal black painted sliding gates. The applicant has chosen materials which will match the existing boundary treatment, the overall appearance will be acceptable in the context of the existing house and wider streetscene.

The proposal site is a designate heritage asset, as such the development must give consideration to the importance of conserving that asset. The proposal would result in the loss of the garden to the front of building, and removal of the existing boundary treatments. The complete loss of boundary treatments and landscaping to the front of buildings can have a significant impact on the appearance of the area, and the heritage asset, as is demonstrated by the poor development at the neighbouring property (Pembroke Lodge). The hedging to the front of the property, as well as the potentially original metal railings contribute to the street, and wider conservation area. Similarly the existing vegetation adds to the setting of the BoTM. The proposal would alter the setting of the CA, and the BoTM, and would result in 'less than substantial harm'. However, it is noted that a number of elements of the proposal would fall to be permitted development. As such, it is considered that refusal of the scheme would not be justified in this instance. It is considered necessary to ensure that the materials treatment, and landscaping as proposed is secured by condition to ensure the best possible appearance of the development.

The proposed changes are considered acceptable in terms of design and quality and thus comply with policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 2021.

Parking and Highway Matters

Policy TR5 of the Reading Borough Local Plan 2019 states that a property of this size should have at least two off-street parking spaces.

The proposed scheme includes enough room to securely park 3 vehicles on the driveway. Whilst a parking space will be lost on the public highway in front of the property, to create access to the new driveway entrance/exit, the third vehicle associated with the host property will be parked on the private driveway. Transport officers do not consider the loss of one on-street parking space will create displaced vehicles. It should be noted that

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The proposed development is considered compliant with policies TR3 & TR5 of the Reading Borough Council 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

GRANT

Time Limit
Approved Plans
Materials to match
Parking – as proposed
Landscaping implementation