

DELEGATED APPLICATION REPORT

Ward: Park Ward

App Ref: PL/26/0501 Householder planning permission

Address: 65 EASTERN AVENUE, READING, RG1 5SQ

Proposal: Single-storey rear extension. Installation of PV solar panels on roof of proposed extension.

Applicant: Mark Taylor

Received date: 14/04/2026

Target Decision date: 09/06/2026

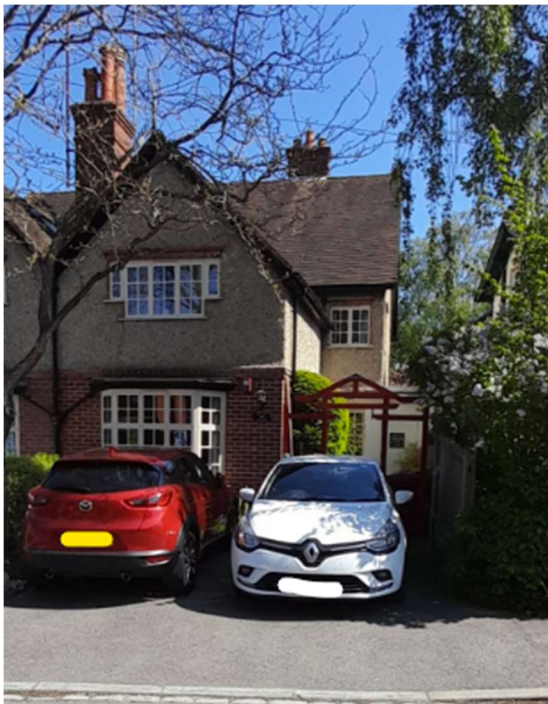
Case Officer: Gary Miles

1. SITE DESCRIPTION

The property consists of a 1920s, gable fronted two-storey semi-detached property, set on the eastern side of the southern section of Eastern Avenue. The property is largely original in appearance. The property is not listed but is just within the South Park Conservation Area.

The South Park Conservation Area comprises an essentially mid to late Victorian and Edwardian suburb of Reading, mainly centred on Eastern Avenue and Hamilton Road, which run north-south between the main Wokingham Road (A329) east out of Reading to the north and to and across Crescent Road to the south.

Site visit date: 23rd April 2026



Front west facing elevation.



Rear east facing elevation.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a single-storey pitched roof rear extension and canopy cover to the side passage between the host property and the neighbouring boundary treatment. The rear extension will include the installation of PV solar panels on the south facing roof slope and have x2 conservation style rooflights one on each roof slope. The single storey extension will be constructed from red brick and tiled

roof to match the host property. A statement circular window will be inserted above the Bi-Fold/French doors on the rear elevation leading into the back garden. Obscure glazed side window. Materials to match existing property throughout.

Plans & documents considered:

Drawing no: KD-25-WH65-PL-00.1 – Proposed Site & Location Plans, dated Mar 26

Drawing no: KD-25-WH65-PL-01.1 – Existing Elevations, dated Mar 26

Drawing no: KD-25-WH65-PL-01.2 – Proposed Elevations, dated Mar 26 **superseded**

Design & Access Statement (Kennet Design Architecture & Planning) dated Apr 26

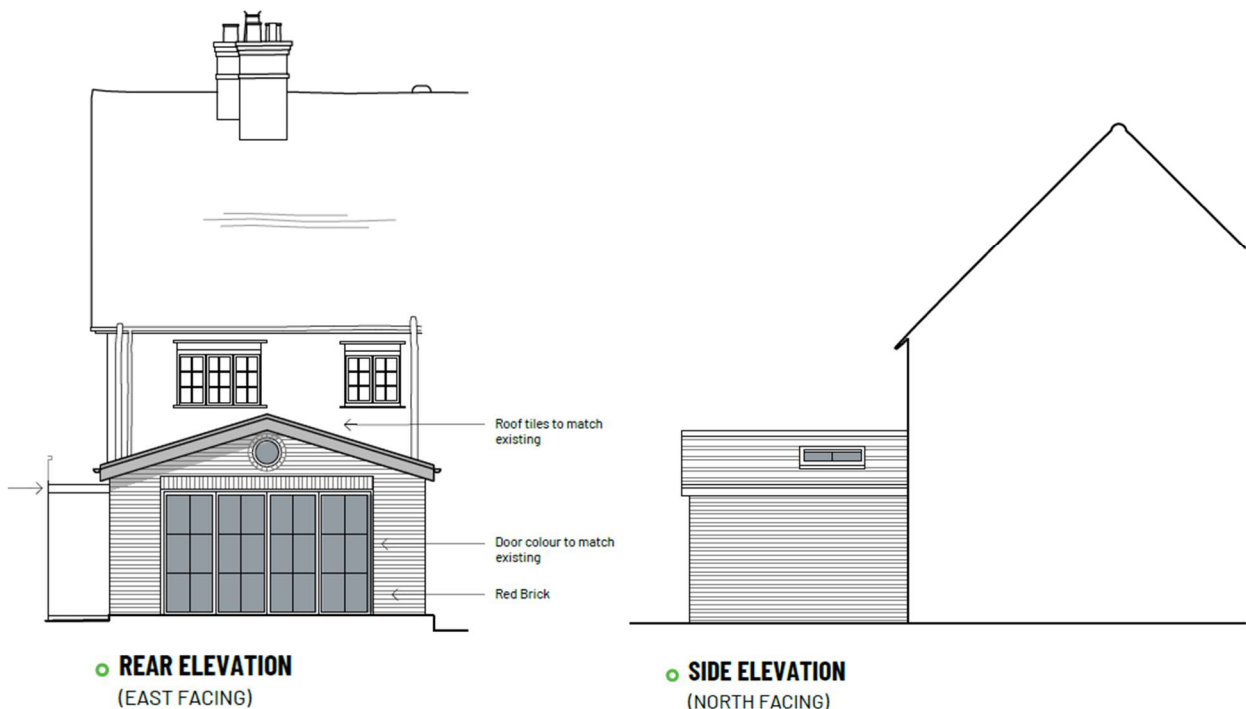
Received by the LPA on 14th April 2026

Drawing no: KD-25-WH65-PL-01.2 Revision A – Proposed Elevations, dated 1st May 26 **superseded**

Received by the LPA on 1st May 2026

Drawing no: KD-25-WH65-PL-01.2 Revision B – Proposed Elevations, dated 13th May 26

Received by the LPA on 13th May 2026



3. RELEVANT PLANNING HISTORY

PL/19/1720 - Works to fell a Magnolia grandiflora in rear garden – approved November 2019.

4. CONSULTATIONS

Internal

- Conservation Officer
- The proposed extension would be acceptable in terms of its scale, massing and materials and there are no concerns regarding the appearance of the extension. Similarly, the proposed PV panels on the roof of the proposed extension would not be perceived from the public realm, resulting in no harmful impact on the appearance of the conservation area.
- The subject building is from the 1920s, constituting a gable end projecting to the front, which is a common architectural feature for the historic buildings on Eastern Avenue. The building is unlisted, adjacent to a BTM at No. 67. Although the proposed PV panels would be partially screened by the trees on the boundary of Nos. 65 and 67, there is a continuity of roofscape without any new element, perceived from Eastern Avenue, as seen below. The PV panels on the southern roof slope of the gable would occupy a considerable amount of space on this roof slope, and therefore, the new appearance would be dominating. Compared with the existing character and appearance of the conservation area, they would have a striking impact and a precedent for the other properties along the east side of the avenue. Therefore, I suggest either their removal or consideration for an alternative location (or reduction of the number of panels) to reduce or limit their impacts.
- Therefore, the concern arises only for the PV panels proposed for the front. Revisions would be welcome.

External

A planning notice was attached to the nearby telegraph pole outside the front of the property. The notice was left in place for the statutory 21-day consultation period.

Two letters of representation have been received:

Neighbour 86 Eastern Avenue RG1 5SF **Support** Summary: The proposal has been tastefully designed.

Member of the public **Support** Summary of comments: Beneficial and well planned.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN1 (Protection and Enhancement of the Historic Environment)
EN3 (Enhancement of Conservation Areas)

SPG/SPD

A Design Guide to House Extensions SPG

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. The submission version of the Local Plan was submitted on 9th May 2025.

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 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 determination of this planning application 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.

The development is largely contained to the rear, and the single storey rear extension is considered modest in terms of scale to the host property. The extension will be constructed from matching materials. The originally proposed solar panels on the south facing roof slope of the main house have been removed from the proposal as they were considered harmful to the character of the largely original host property. The plans and application form state that materials will match the host property.

The proposal is considered compliant with policies CC7, EN3 and H9 of the Reading Borough Local Plan 2019 subject to a condition. A condition will be included with the decision notice requesting the applicant to submit samples of proposed materials to be approved to protect the character of the host property and wider conservation area.

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 single storey rear extension will have a pitched roof which leans away from the shared boundary with no.63 Eastern Avenue, eaves are kept as low as possible. Officers requested the extension to be pulled further away from the neighbouring boundary to protect amenity. The extension in terms of height is not considered overbearing due to the roof design, and this further protects harm to neighbouring amenity. One rooflight will be placed in the north facing roof slope bearing minimal harm to the adjoining neighbouring amenity. The south facing rooflight and roof mounted solar panels are considered acceptable. The solar panels have been removed from the south facing second storey roof slope of the main property.

Officers consider the proposed development will not harm neighbouring or visual amenity and as such the development is considered acceptable and complies with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Conservation matters

The agent has worked with officers to minimise harm to the conservation area where possible. The proposed development is confined to the rear of the property resulting in the original / existing main front elevation being protected from changes. The proposed PV panels on the roof of the proposed extension are not visible from the public realm, resulting in no harm to the impact on the appearance of the conservation area. The rooflights will be conservation style roof slights in the rear extension. The proposed solar panels on the second floor south facing roof slope have been removed from the scheme.

The proposed development is considered acceptable in terms of conservation matters and is therefore compliant with policies EN1 and EN3 of the Reading Borough Local Plan 2019 subject to a condition. A condition will be included with the decision notice requesting the applicant to submit samples of proposed materials to be approved to protect the character of the host property and wider conservation area.

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

TL1
AP1
M2
PD5