

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/26/0506 Householder planning permission

Address: 10 PICTON WAY, CAVERSHAM, READING, RG4 8NJ

Proposal: Proposed erection of single storey side and rear extensions.

Applicant: Mr S Swaminathan

Received date: 14/04/2026

Target Decision date: 10/06/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site contains a two-storey detached dwelling. The surrounding area is predominantly residential and characterised by detached two storey dwellings of a similar scale and design to the application property. There are TPO trees on and adjacent to the site. The application building is not listed, nor is it located in a conservation area.

Site visit date: 23/04/2026

Site visit photos:



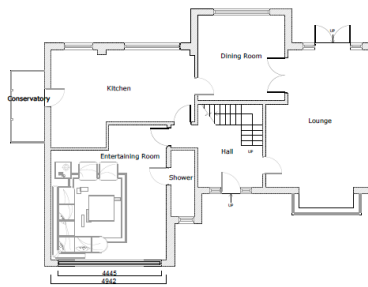
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension infill extension to enlarge the existing kitchen. The proposed rear extension would be built to align with the further existing rear building line.

The proposal also includes a single storey side extension to replace the existing single storey conservatory.



Proposed Ground Floor Plan



Existing Ground Floor Plan

Plans considered:

Drawing No. 15 – Proposed Block Plan received 14th April 2026
 Drawing No. 08 – Proposed Side Elevations received 14th April 2026
 Drawing No. 07 rev A – Proposed Front and Rear Elevations received 14th April 2026
 Drawing No. 06 – Proposed Roof Plan received 14th April 2026
 Drawing No. 05 – Proposed Ground Floor Plan received 14th April 2026
 Drawing No. 05 – Existing Block Plan received 14th April 2026
 Drawing No. 04 – Existing Side Elevations received 14th April 2026
 Drawing No. 02 – Existing Roof Plan received 14th April 2026
 Drawing No. 00 – Location Plan received 14th April 2026
 Drawing No. 03 rev A – Existing Front and Rear Elevations received 23rd April 2026
 Drawing No. 01 rev A – Existing Ground Floor Plan received 23rd April 2026

3. RELEVANT PLANNING HISTORY

PL/05/1333 - Single storey rear kitchen extension. APPROVED 09/08/2005

PL/20/1119 - Certificate of Lawfulness for Proposed garage conversion. APPROVED 13/10/2020

4. CONSULTATIONS

A site notice was displayed by the case officer on 23rd April 2026 for a period of 21-days. No letters of representation have been received.

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

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)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodland)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021

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’.

6. 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.

In terms of scale and design, the proposed development is considered acceptable. The proposed extensions are single storey in nature and would be subservient additions to the host dwelling. Due to the modest scale of the proposed extensions, it is not considered that they would dominate or disrupt the original form of the dwelling. The plans annotate that the bricks and windows/doors used for the proposed extensions would match those of the existing dwelling which would help aid their integration. The proposals would not be visible from the front of the site and would therefore not have a negative impact on the street scene. Moreover, the application dwelling is significantly set back from the roadside. There are other examples of extensions, conservatories, and outbuildings within the rear gardens of other properties in Picton Way, therefore, the proposals are not considered out of character for their location.

On balance, it is considered that the proposed development will not adversely affect the character and appearance of the host dwelling or the surrounding area and the proposed development is in accordance with Policies H9 and CC7 and the advice contained within the NPPF.

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.

Due to the modest scale of the proposed development, combined with the distance from the proposals to the site boundaries and the neighbouring properties, there are no identified risks of the proposals having any adverse impacts on neighbouring amenity in terms of overbearing effects, loss of light, or overlooking concerns.

For current and any future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable.

Overall, the proposals are considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

Trees

Following the site visit carried out by the planning officer on 23rd April 2026, the officer asked the agent to submit a Tree Survey (carried out as set out within the current BS5837), as there are trees on and off site, which are within 15m of the proposed development. Tree surveys are required as part of the validation process, however, the application form states that there are no trees on site, and that no trees or hedges need to be removed or pruned to carry out the proposed development.

The agent asked that a precautionary condition be imposed, which would require the submission of a tree protection plan, rather than the submission of a tree survey, which the agent considered, for such a scale of development, would not be appropriate in this instance.

The Natural Environment Officer reviewed the case and confirmed that as there are TPOs close to the extensions, further details would be required in this instance to understand what the impact would be on these trees. A request was also made regarding the details for pruning and a statement regarding the proposed foundation design, and justification that tree roots would not be impacted by the proposed scheme.

No further submissions were received and the agent requested that we proceed with determination of the application.

Based on the submitted information the proposal fails to demonstrate and mitigate harm to trees, including those of significant amenity value and protected by a Tree Preservation Order.

7. CONCLUSION

The proposed development has been assessed against the relevant policies and guidance and is considered unacceptable as it would not comply with Policy EN14 of the Reading Borough Local Plan or the aims within the adopted Tree Strategy as mentioned above.

8. RECOMMENDATION – REFUSE

Refusal reason:

No tree survey, arboricultural impact assessment nor tree protection plan has been submitted. Therefore, the development fails to demonstrate and mitigate harm to trees, including those of significant amenity value and protected by a Tree Preservation Order, contrary to Policy EN14 of the Reading Borough Local Plan (2019) and the aims of the Council's adopted Tree Strategy (2020).