

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/26/0205 Householder planning permission

Address: 35 MALVERN COURT, READING, RG1 5PL

Proposal: Proposed single storey front porch extension and part conversion of existing garage to habitable space. Proposed single storey rear extension. Changes to external fenestration.

Applicant: Mr Alvin Leong

Received date: 13/02/2026

Target Decision date: 08/06/2026

Extension of Time agreed with agent until: 15/06/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a two-storey, detached dwellinghouse located in the southeastern corner of Malvern Court. The property is one of four properties in a line constructed circa 1990's and constructed from red brick and tiled pitched roofs. The property is largely original. The property benefits from a private lawn frontage and off-street parking for 2 vehicles, along with a single integral garage to the side of the main house. The property has a southern facing rear garden which abuts mature trees. TPO are in proximity to the property but not imminently at risk, the private frontage is bound with shrubs and vegetation. The property is not listed nor in a conservation area.

Site visit date: 14th April 2026



Looking toward the front (north facing) elevation



Looking towards front elevation standing in Malvern Court



Looking east toward the easterly boundary treatment with the rear elevation in sight.



Looking towards the rear (southerly facing) elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of creating a single storey front porch extension and part conversion of existing integral garage into a habitable space to be used as a home gym. The new porch will infill the existing open sided porch canopy and the front door will be moved and positioned to the side. The proposed single storey rear extension will project 4m in length by a maximum of 3.5m in width and be finished with a pitched tiled roof with a rooflight on each sloping pitch. The remaining garage space will be retained as a storeroom with side hung garage doors to front. Minor external fenestration alterations included.

Plans & documents considered:

Drawing no: 1491 – PL – 098 – Block Plan, dated Jan 26 **superseded**

Drawing no: 1491 – PL – 099 – Site Location Plan, dated Jan 26

Drawing no: 1491 – PL – 100 – Existing Floor Plan, dated Nov 25

Drawing no: 1491 – PL – 101 – Existing Elevations, dated Nov 25

Drawing no: 1491 – PL – 102 – Proposed Floor Plans, dated Nov 25

Drawing no: 1491 – PL – 103 – Proposed Elevations, dated Nov 25

Received by the LPA on 13th February 2026

Drawing no: 1491 – PL – 097 – Parking Plan, dated Feb 26

Drawing no: 1491 – PL – 098A – Block Plan, dated Jan 26

Received by the LPA on 13th Mar 2026

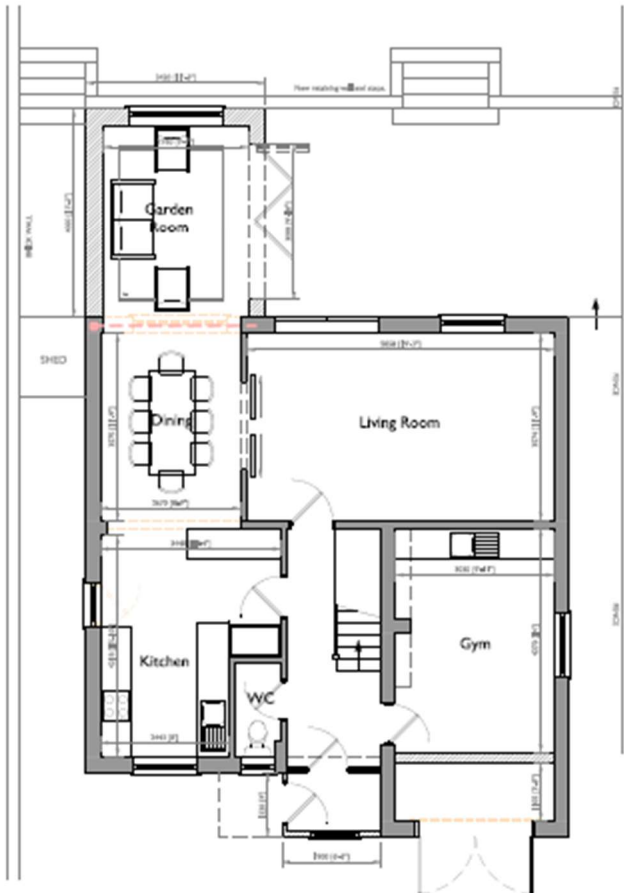
Arboricultural Development Report (Woods Tree Consultancy Ltd) dated Apr 26

Received by the LPA on 10th Apr 2026

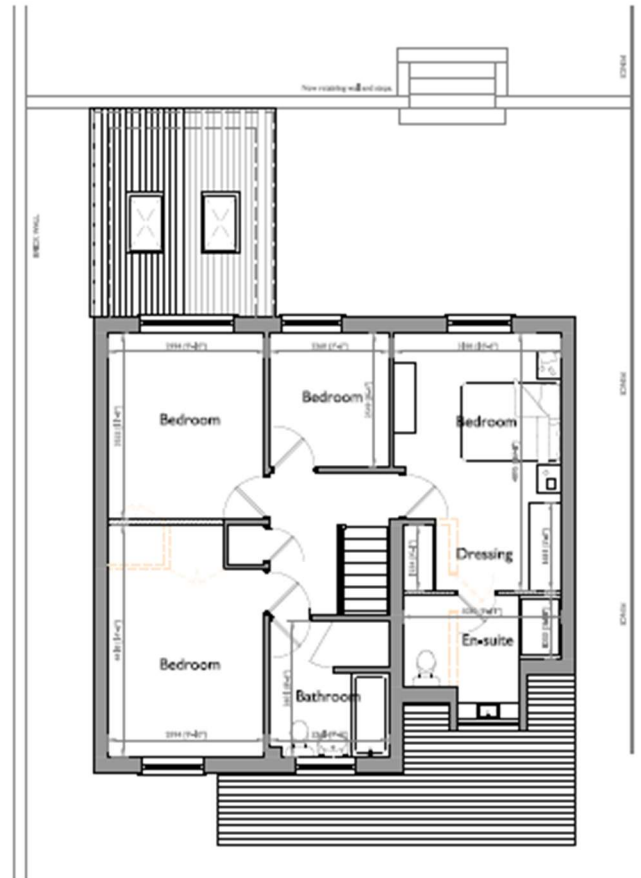
(Woods Tree Consultancy Ltd) Appendices 1 to 6

Received by the LPA on 13th Apr 2026

(Woods Tree Consultancy Ltd) Tree Protection Pan (TPP) dated Jun 26
Received by the LPA on 4th Jun 2026



Proposed Ground Floor Plan.



Proposed First Floor Pan.



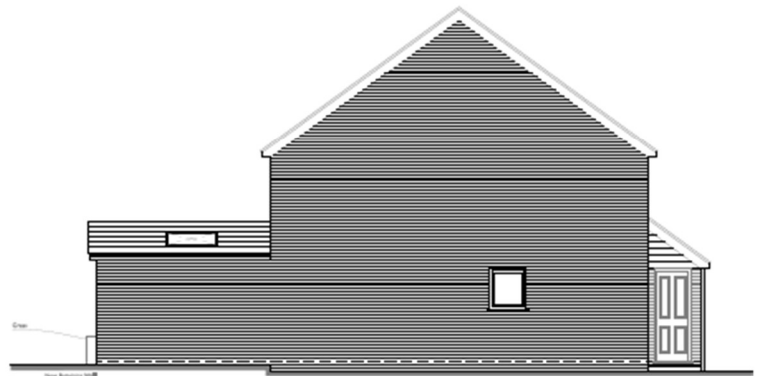
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Proposed Parking Layout Plan.

3. RELEVANT PLANNING HISTORY

None.

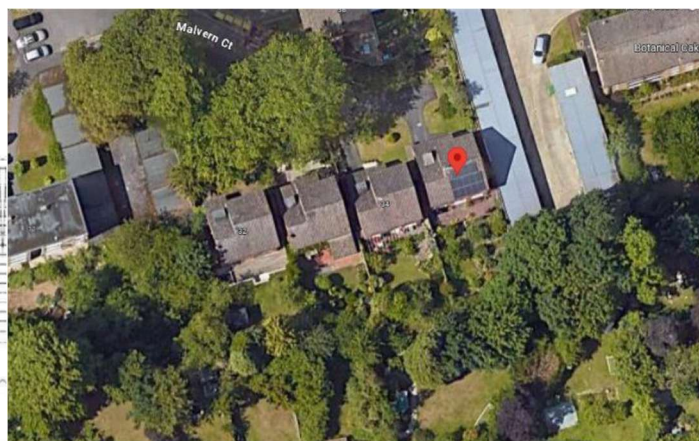
4. CONSULTATIONS

Internal

- Natural Environment (Tree) Officer

Initial Memo

Both the frontage and rear garden of the site are a mixture of hard and soft landscaping including trees. The site is located in a verdant area, with an area that is populated with trees to the south. Many of the rear and front gardens of the other residential properties in the near vicinity include green spaces. TPO 34/01 protects several trees in neighbouring properties to the west, along the access road into this site. I have attached an extract of the TPO 34/01 Plan below, along with a Google Maps extract showing the verdancy of the local area.



TPO 34/01 Plan

Google Maps

With reference to the Parking Plan, 19th February 2026, Drawing No. 097, I note that the driveway extension will remove an area of soft landscaping on the frontage. However, I note it proposes to retain the remaining existing soft landscaping, but the vegetation hasn't been plotted and has been generalised to a green area. It is clear from your site visit photographs that there is a variety of vegetation, that of which is to be removed is not clear. With any development, it is expected that any loss of soft landscaping is mitigated through efforts such as tree planting. I don't currently note any mitigation planting, hence this needs to be considered and demonstrated.



Parking Plan Proposed VS Existing

With reference to the Tree Protection Plan, 2nd April 2026, Drawing No. WTC/35 Malvern Ct/TPP/02, I note that there are changes to the rear garden's landscaping, including new steps and a new retaining wall. Towards the south of the rear garden, the TPP states '*Landscaped rear garden*'. I am unclear on these rear garden landscaping changes i.e. whether it is to be hard or soft landscaped or a mixture of both. A landscape principle plan which clearly demonstrates the existing vs proposed would be reasonable to ask for prior to determination, as it forms part of the proposal and may impact the trees. We also need to ensure any changes and mitigation are at an acceptable level.

I note the Arboricultural Report states '*Some minor trees below 75mm in stem diameter were on the site but not assessed. These may need to be removed as part of the development programme, none of which should have any detrimental effect*', hence further clarity would be welcome on the existing vs proposed hard and soft landscaping. I note from your site visit photographs, there is vegetation both on the frontage and rear garden. There also appears to be a hedge to the south which hasn't been demonstrated.



Site Photographs: vegetation on the frontage and rear garden

With reference to the Arboricultural Development Report, 7th April 2025, by Wood's Tree Consultancy Ltd, I note the following:

Regarding Tree Preservation Orders, Page 7 states '*The screenshot below, taken from the local authority's website, illustrates our findings and is the basis of the above assessment. There is no listing for Malvern Court in the directory*' – Malvern Court does have a TPO applicable and is shown in the screenshot from our TPO directory in the report. We would have been happy to clarify this if there was any confusion.



No TPOs or conservation areas are on the site.

The screenshot below, taken from the local authority's website, illustrates our findings and is the basis of the al

There is no listing for Malvern Court in the directory.

TREE PRESERVATION ORDER DIRECTORY

LOCATION	ORDER No	TYPE	SITE SPECIFIC
MAITLAND ROAD	6/21	(T1)	19
MAIWAND GARDENS	30/06	(T1)	6
MALDON CLOSE	137/01		1 & 2
MALLORY AVENUE	185/06	(T1)	20
MALVERN COURT	34/01	(T22)	Malvern Court
MANDEVILLE CLOSE	27/01	(G1)	1-11 (odds)
MANDEVILLE CLOSE	24/01	(T3)	23
MANDEVILLE CLOSE	30/01	(T5)	41
MANDEVILLE CLOSE	26/01	(T4)	30
MANOR HOUSE COURT	4/05	(T38 & G1)	2-10
MANOR PARK CLOSE	84/08	(T12)	(Variation for TPO 207/06)
MAPLEDENE	8/05	(T23) (G2)	1-7
MARCUS CLOSE	113/09	(T1)	Unit 1 (Former Site of Diamont Precision Engineering)
MARIA COURT	23/003	(T12)	
MARLBOROUGH COURT	74/01	(T2)	8
MARLBOROUGH HOUSE	22/00	(T2)	Marlborough House, Northcourt Avenue
MARSH COURT	130/05	(T8)	Marsh Court
MARSHLAND SQUARE	125/01	(T4)	Hare Warren Court

Extract from Arboricultural Report

There are protected trees adjacent to/along the access route to the development site, so information for these trees should have been included. It may be some facilitative pruning is required for access i.e. for larger construction vehicles; however, these trees aren't acknowledged in the Arboricultural Report. I note from your site visit photographs the canopies appear to be relatively low to the ground so clearance pruning may be required for access. I appreciate these trees are unlikely to be impacted by the construction, as they are located in adjacent land so it is not expected that construction related activity will occur on neighbouring land. Therefore, I don't consider extending the tree protection measures as necessary - an Informative can be included to avoid the use of the soft ground within the tree's RPA. The report should acknowledge the TPO, plot the trees and their relevant information.



Site Photograph: low canopy of protected trees



Google Street View: access route (blue arrow); protected Silver Maples (red arrows)

I note that the AIA states '*There are some areas where there will be a slight detrimental impact on the retained trees*' and then goes on to state '*There is no possible influence from the proposed alteration on the surveyed trees*'. I am particularly unclear what is meant by 'slight' detrimental impact, then saying there is no possible influence the proposal could have on retained trees. The impact to trees needs to be clear and consistent.

Page 11 states '*To permit the development to proceed, it will NOT be necessary to remove any trees*', yet Page 23 states '*G3 and some of the grassed area will be removed to create the additional parking area*'. This information is conflicting and I am unclear whether any tree removals are required. Development must not lead to a net loss in tree numbers hence clarity is required.

I note the driveway will encroach into G3's, and on the curtilage of T4's RPAs. Point 10 of the Conclusion states *'The parking area at the frontage will be increased by one space. This will result in a minor intrusion of G3 RPA above what the present drive already imposes. As this additional increase is 15.168% and of a very low category tree, we do not see the benefit of specifying any specialist surfacing.'* This is not agreed, whilst the trees may be a low category, it does not mean efforts shouldn't be made to minimise the impact to tree health through using special surfacing or mitigation. I note the report states *'There is no possible influence from the proposed alteration on the surveyed trees'*. I am unclear how this has been concluded given there is a level of excavation proposed within the RPAs, and no mitigation proposed for this impact to demonstrate it is acceptable has been provided. The impact to retained trees should be minimised and mitigated, even if they are only considered a 'C' category. The Parking Plan demonstrates the existing tarmac will be extended, I am unclear whether this is permeable and a suitable surfacing option for within RPAs.

The works to T1 are recommended as *'Shorten branches towards the house by a maximum length of 1m to provide additional clearance to the garden room'*, which I agree is reasonable for clearance purposes.

Point 11 of the Conclusion states *'The garden room and new retaining wall aspect of the project has no tree impacts which require any mitigation'*. I acknowledge the wall and steps are outside of RPAs, but the remaining landscape changes are unclear. As mentioned above, there is an existing hedge to the south which hasn't been demonstrated. T2 and its relevant information has been plotted, but there are also several other trees to the south, adjacent to this area of landscaping not included.

To conclude, clarity needs to be provided on whether G3 is to be removed or not. The impact to G3 and T4 from the driveway alterations needs to be reconsidered as currently it is stated there will be no impact, yet it hasn't been demonstrated how the impact is being minimised/mitigated. Clarity on the proposed landscaping (both on the frontage and rear garden) needs to be provided, including any vegetation removal, new hard and soft landscaping, and mitigation planting for the loss of any soft landscaping through efforts such as tree planting. Clarity should also be provided on whether there is sufficient clearance between the protected trees and the access route for construction vehicle access, and whether any facilitative pruning is required. I can't currently assess the true impact to the trees and whether any changes to the landscaping have been sufficiently mitigated, due to insufficient information. The above needs to be considered and demonstrated prior to determination.

The agent was asked to submit additional information to clear up outstanding matters, the Natural Environment Officer responded.

Second Memo

- Confirmation of whether any clearance pruning is required to the protected trees adjacent to the access route.
- The methodology for facilitating the driveway extension whilst avoiding/minimising excavation and appropriate mitigation for any impact on RPAs. If this cannot be provided prior to determination, then Condition L7 (AMS) will be required.
- Clarity regarding the extent of vegetation removal on the frontage and rear garden and the proposed landscaping (I do not expect the AIA to cover this; this can be demonstrated through a basic existing vs proposed landscape principles plan). If this cannot be provided prior to determination, then Condition L1 will be applicable. I can't currently assess whether the proposed landscaping is appropriate in terms of the extent of hard vs soft and whether any mitigation is sufficient for the loss of soft landscaping. Landscaping forms part of the application so I am unclear why this hasn't been demonstrated in any of the plans.

External

- The planning notice was attached to a nearby streetlamp column in Malvern Court and left in place for the 21-day statutory 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

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)
EN14 (Trees, Hedges and Woodlands)
TR5 (Car & Cycle Parking)

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 remain 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 proposed extensions are considered modest in comparison to the host property. The development includes converting the garage to a habitable space but retains a small store to the front of the original garage, the existing up and over garage door is to be replaced with two with side hung garage doors.

A neighbouring property 3 doors down has been subject to a garage conversion resulting in the garage door being replaced with a window changing the appearance of the existing front elevation and appearing different from the other matching properties.

The proposed changes to the host property in terms of character the changes to the front elevation of the property are considered subservient and modest and largely retains the appearance of the original front elevation.

The rear extension is modest in size and single storey only, will be constructed from materials to match the host property, bricks, tiles, windows and doors. The rear extension does not harm the character of the rear of the property.

The proposal is considered compliant with policies CC7 and H9 of the Reading Borough Local Plan 2019.

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 proposed development is not considered harmful to amenity. No windows are overlooking, the extensions are modest in scale, no loss of light and not considered overbearing.

The property retains ample outdoor space for socialising and enjoyment.

The proposal is considered acceptable with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport matters

Policy TR5 states development should provide car parking and cycle parking that is appropriate of locations within the Borough to sustainable transport facilities, particularly public transport.

A 3-bedroom property should retain enough off-street parking for a minimum of 2 cars where off-street parking or the garage is being converted.

The proposal includes a part conversion of the existing garage into a habitable room, resulting in 1 parking space being lost.

The proposal includes widening the existing private frontage/front garden to provide an additional off-street parking space in front of the property along with the existing parking space in front of the garage.

The proposed development is considered acceptable and complies with policy TR5 of the Reading Borough Local Plan 2019.

Tree matters

Policy EN14 states that Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

The agent submitted tree documents reviewed by the Natural Environment officer. A number of matters needed additional information provided, which the agent submitted. Concerns were resolved around the roots of the tree in proximity to the widened driveway; the agent's tree specialist confirmed the works would be carried out as follows: remove the soil in the increased area of the parking by a technique of Compressed air tool (Air Spade). This will achieve the lowering of the ground to a depth of around 200/250mm to reveal any rooting activity. If large roots above the standards guidance of 25mm in diameter are found, these will need to be retained and protected during the construction which could incorporate a cellular confinement system or a conventional method.

The agent was asked to submit a revised Tree Protection Plan. This document has been received and will be conditioned as part of the decision. The Tree Protection will protect the trees and vegetation from unnecessary disturbance to the tree and the tree roots themselves.

The agent confirms the driveway works will be finished in permeable tarmac.

The proposed development has been assessed by tree officers and planning officers and is now considered acceptable and complies with policy EN14 of the Reading Borough Local Plan 2019 subject to conditions.

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

Conditions and Informatives:

TL1
AP1
M3
DC1
L6
L7A
PD6