

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/1764 Householder planning permission

Address: TWIGMOOR, UPPER WARREN AVENUE, CAVERSHAM, READING, RG4 7EB

Proposal: Two storey side and rear extension

Applicant: Bresciani

Received date: 09/12/2025

Extended Target Decision date: 23/06/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

Twigmoor is set back behind a long front garden, and curved driveway and row of trees from Upper Warren Avenue. It consists of a two storey detached property with a pitched roof, front gable and first floor south facing balcony overlooking the front garden. The existing rear elevation has a rear projecting kitchen linked to a conservatory.

The surrounding area consists of two storey detached dwellings set amongst spacious plots. There is no level of uniformity along this section of the road as many properties having been redeveloped in recent years giving the surrounding area a more modern feel in terms of design but also retaining the leafy feel with low level frontages and high level vegetation remaining a key design/ character feature throughout the area.

A number of trees on site are subject to tree preservation orders.

Site visit photos



2. PROPOSAL AND SUPPORTING INFORMATION

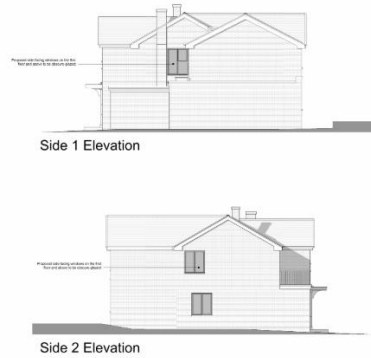
This application is for the construction of a two storey, side and rear extension across the rear of the property. The proposed side and rear extension would provide a games room, family room and enlarged dining room/kitchen, storage room and gym on the ground floor, with extended bedrooms, a dressing room office, family bathroom, two ensuites and an additional new bedroom on a remodelled first floor. Changes to fenestration are also proposed. The proposal would entail the loss of an existing garage, however there is plenty of off-street parking still available on site. No works are proposed to the existing hard landscape and grass area within the frontage.

No works have been undertaken or started in relation to the proposed extension development.

Plans



2397-P.M.600-Proposed Elevations-Rev E



2397-P.M.601-Proposed Side Elevations-Rev C



Ground Floor

2397-P.M.500-Proposed Floor Plans-Rev E

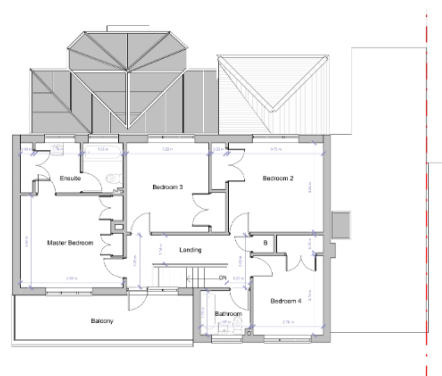


P.M.200 Existing ground floor plans

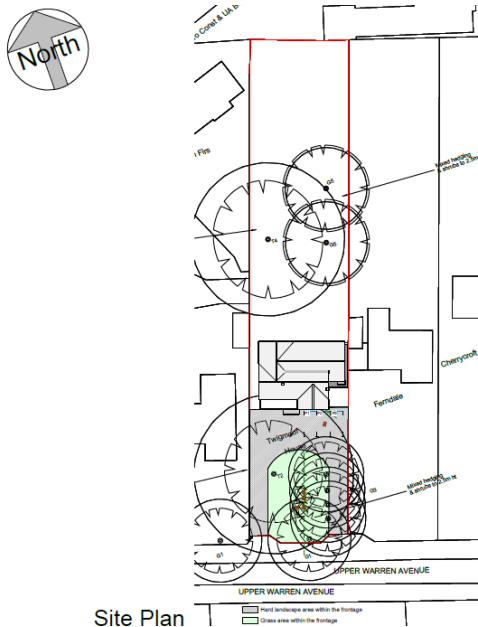


First Floor

2397-P.M.501-Proposed Floor Plans-Rev F



P.M.201 Existing first floor plans



2397-P.M.400-Proposed Site Plan and 3D Views-Rev J

The following assessment is on the following plans/documents received.

2397-P.M.Rev 0 Location plan
~~2397-P.M.100 Rev 0 Existing Site Plan and 3D views~~
 2397-P.M.200 Rev 0 Existing Ground floor plan
 2397-P.M.201 Rev 0 Existing First floor plan
 2397-P.M.202 Rev 0 Existing roof floor plan
 2397-P.M.300 Rev 0 Front and rear elevations
 2397-P.M.301 Rev 0 Existing side elevations
~~2397-P.M.400 Rev E Proposed site plan and 3d views~~
~~2397-P.M.500 Rev D Proposed Ground Floor Plans~~
~~2397-P.M.501 Rev E Proposed First Floor Plans~~
~~2397-P.M.502 Rev C Proposed Roof Floor Plans~~
~~2397-P.M.600 Rev E Proposed Front and Rear Elevations~~
~~2397-P.M.601 Rev C Proposed Side Elevations~~

2397-P.M.700Rev C Proposed section

54125-01 Bat Survey report, NK Musgrave & Associate Ltd, 14 August 2025
 APA/AP/2025/082 Arboricultural report, Tree survey, AIA and AMS, AP Arboriculture, 18 September 2025
 As received 9 December 2025

2397-P.M.501- Rev F Proposed First Floor Plans
 2397-P.M.601- Rev C Proposed Side Elevations
 2397-P.M.502- Rev C Proposed Roof Floor Plans
 2397-P.M.500- Rev E Proposed Ground Floor Plans
 2397-P.M.600- Rev E Proposed Front and Rear Elevations
~~2397-P.M.400 Rev E Proposed Site Plan and 3D Views~~
 As received 6 January 2026

CIL form

As submitted 13 January 2026

2397-P.M.100 Rev B Existing Site plan and 3d views

~~2397-P.M.400 Rev I Proposed site plan and 3d views~~

As received 6 March 2026

2397-P.M.400-Proposed Site Plan and 3D Views-Rev J

As received 5 June 2026

3. RELEVANT PLANNING HISTORY

PL/02/1007/HOU Single storey rear extension comprising a conservatory and breakfast room.

PL22/1242/Tree works - 2 Monterey pines T5 in the front garden close to boundary with Larks Mead - work as detailed, following recommendations from site visit. T6 in the back garden, in line with T5 with the house between. Tidying of low curved branch as described previously.

4. CONSULTATIONS

A site notice was displayed on 13 January 2026 at the site for the required period. No letters of representation have been received.

The following statutory consultees were consulted.

RBC Ecology – No objection subject to a condition for biodiversity enhancements.

RBC Transport Development Control – No objection

RBC Trees - Planning Natural Environment - No objections subject to conditions. Additional information was required in respect of the impact to trees and tree roots RPAs on site particularly in the vicinity of the proposed septic tank relocation and depth of the soakaway and its impact on tree roots which are predominantly in the top 600mm from the surface of the ground and the protection of roadside Lime trees. Procedures and actions to be taken if tree roots are discovered during works are also required.

Communication with agent

Amended plans were sought to overcome concerns regarding the creation of a separate self-contained annex. Additional information relating to trees and root protection was also requested. *Case officer – the septic tank and soakaway were removed from the proposed works and will be submitted under a separate planning application, which is not considered to conflict with the current planning application.*

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.

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 is that they remain in accordance with national policy (aside from Policy H1, which is acknowledged to be out-of-date) and that the objectives of those policies remain very similar in the submission 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’ (aside from Policy H1).

National Policy

National Planning Policy Framework 2024 (as amended)
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPD 2021
Sustainable Design and Construction SPD 2019

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.

The rear extension will extend to the depth of an existing conservatory and kitchen, with increased scale at first floor level with an extended floor print. The property benefits from a generous plot size, which comfortably accommodates the scale of the proposed additions without resulting in a cramped or overdeveloped appearance. Furthermore, the dwelling is set significantly back from the public highway, and as a result, the extensions would not be prominent in views from the street scene.

The development would have a limited impact on the character and appearance of the wider area when viewed from public vantage points on Upper Warren Avenue.

The current dwelling features some spaciousness at first floor level adjacent the east boundary, above the flat roof garage. The proposals would increase the built form at this point. The side extension proposed above the existing garage is set back from the front elevation and set in from the side elevation to ensure that space remains between Twigmoor and Ferndale. The neighbouring property at Ferndale is also setback from Twigmoor and is not considered to be significantly impacted. There will continue to be gap to the side boundary and given the single storey nature of the adjacent garage at Ferndale at this point, no unacceptable terracing affect is considered to arise.

The scale of the proposal is not considered to constitute overdevelopment of the site. This conclusion takes into account not only the spacious nature of the plot and the position of the dwelling within it, but also the established character of the surrounding area. The street comprises a varied mix of dwellings of differing sizes, designs, and extensions, with several properties having benefitted from large-scale alterations and additions in the past. There is no set design style and set within the context of the site and wider area, the proposed development would not appear incongruous or out of keeping such to warrant a refusal on this basis.

On balance, while the proposed development represents an increase in the size of the dwelling particularly to the rear at first floor level, the combination of the site's generous proportions, the property's substantial setback from the public highway, and the prevailing character of the area means that the proposal can be accommodated without undue harm to the local environment or residential amenity.

The application form states that materials are proposed to match the existing dwelling, however, the success of the scheme from a design perspective will to an extent be dependent on the quality and finish of the materials. It is considered necessary to secure material details of all facing materials to match the existing materials by way of condition. As such, the development is considered visually acceptable, in compliance with Policy H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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.

Twigmoor is set further forward from Ferndale. The first floor side extension is set back and set in away from the boundary with Ferndale to minimise the impact of the development. Combined with the separation distance to the common boundaries of adjacent properties and Ferndale itself, no material concerns are considered to arise in terms of overbearing effects or loss of light. Whilst first floor windows are proposed on the side elevations, facing each of the neighbouring properties, these would serve ensuite and conditions will be attached to be obscurely glazed. No material loss of privacy is considered to arise.

In respect of 'Larks Mead', to the west, this property is set further forwards in its plot than Twigmoor and in front of the proposed rear extension. Whilst the extensions would clearly be visible, they are not considered to be so overbearing so as to result in significant material harm to the occupiers of neighbouring properties in terms of overbearing effects and loss of light.

The extensions are not considered to give rise to any unacceptable impacts in terms of loss of privacy, loss of outlook, or overshadowing to adjacent occupiers. The relationship between the proposed development and surrounding dwellings remains acceptable, given the spatial characteristics of the site and the layout of neighbouring plots.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

Ecology

A preliminary bat survey was submitted to inform the assessment of the application. The bat survey report (NKM Associates, September 2025) concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

RBC Ecology raised no objections to the proposed development, however, in accordance with paragraph 193 of the NPPF (2024), which states that “*opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity*” a condition was requested to ensure that enhancements for wildlife are provided within the new development. The applicants are encouraged to include a single bird and single bat boxes, bricks or tiles built into the walls of the new extension.

Transport and Parking

The proposal includes the conversion of the existing garage into habitable accommodation, however, the submitted block plan illustrates sufficient off-street parking spaces would be retained within the site boundary, which is in accordance with the Council's adopted Parking Standards and Design SPD.

No alterations are proposed to the existing vehicular access, and the proposed development would not result in any material increase in traffic generation or highway safety concerns.

The application has been reviewed by the Council's Transport team, who confirmed that they have no objections to the scheme. The development is therefore considered acceptable in respect of parking provision and highways impact, in line with Policies

Trees

The site contains several TPO trees within or near the development boundary. During the course of the application an amended Tree Survey, AIA and AMS were requested. The proposal has been reviewed by the Council's Tree Officer, who raised no objections, subject to a standard condition to ensure appropriate protection of trees.

Subject to the inclusion of a condition, the proposed development is considered acceptable in relation to tree protection and complies with the relevant local planning policies and guidance. Additional information is required for the additional of a septic tank and soakaway due to the number of mature trees and root protection zones on site. An additional planning application will be required for a septic tank and soakaway together with an explanation of how works can be undertaken that can identify the locate and protect any tree roots in the proposed works area. No works are proposed to the front garden or driveway.

An informative is recommended in relation to any additional tree works that may be required 'You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.'

Other Matters

The proposal would not be a Community Infrastructure Levy (CIL) liable development as it is less than 100sqm.

Additional consents may be required from Thames Water and the Environment agency in respect of a new septic tank regulations and soakaway which would be required to meet current regulations and general binding rules.

7. CONCLUSION

The proposed development for a two storey side and rear extension has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION GRANT

Conditions

Time Limit
Approved Plans
Materials to match
Tree Protective Measures
Ancillary
No new windows
Obscure Glazing

Informatives

Terms
Building regulations
Construction
Encroachment
Positive & proactive
Highways
TPO
Arboricultural method statement
Septic tank & soakaway – Additional planning required