

DELEGATED APPLICATION REPORT

Ward: Katesgrove

App Ref: PL/25/1129 Householder planning permission

Address: 2 BOURNE AVENUE, READING, RG2 0DU

Proposal: Demolition of existing side garage, rear WC and conservatory. Construction of two storey side extension, part single part two storey rear extension and rear 2nd floor cottage style dormer to loft conversion (amended).

Applicant: Arjen Sandhu

Received date: 08/08/2025

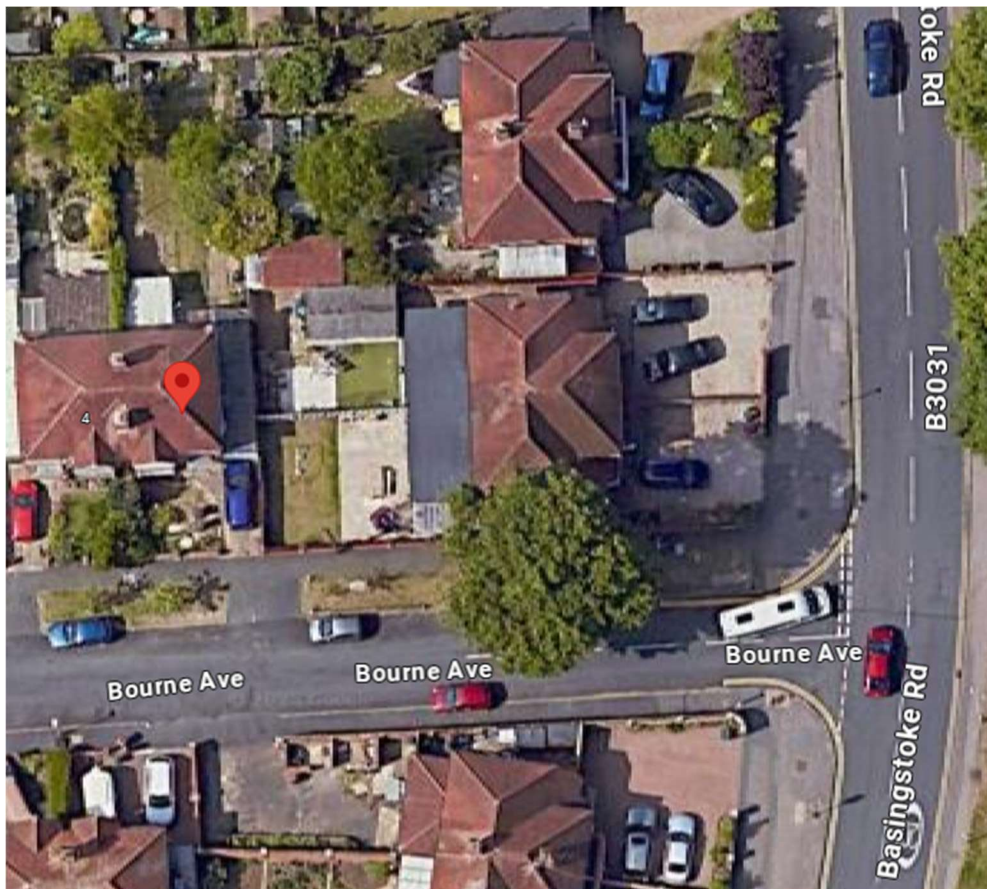
Target Decision date: 14/11/2025

Agent agreed to Extension of Time until 12/12/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a 1960's, two-storey semi-detached, bay-fronted residential dwelling, located on Osborne Road. The property sits on a plot with a north facing rear garden and private frontage offering off street parking, small front garden and existing garage to the side. The property is located at the end of the run of semi-detached properties and sides onto a property located on Basingstoke Road. The site is not listed, nor does it fall within a conservation area, however, the area is covered by an Article 4 Direction removing Permitted Development Rights for small Houses of Multiple Occupancy (HMO).



Aerial view (Google maps)

Site visit date: 11th November 2025



Streetview (Google maps)



Site visit – Existing Front Elevation



Existing Front Elevation



Existing Rear Elevations



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of demolition of the existing garage located to the side of the property, demolition of the rear WC and conservatory. The proposed development consists of a two-storey side extension, along with a part single part two storey rear extension and rear 2nd floor cottage style dormer with the conversion of the loft into a bedroom. The development will create a family home, spread out over 3 floors and will provide a lounge, a utility, study, bathroom and kitchen/family room at ground floor, a family bathroom and 3 bedrooms at first floor and a fourth bedroom with ensuite on the second floor. A small obscure glazed window will be positioned on the easterly elevation, whilst new windows and doors will be placed on the front and rear elevations. The single storey rear extension will have a flat roof construction with a skylight to allow light into the family room. The rear projection at ground floor will have a projection of circa 3.3m while the part two storey extension will have a projection of 2.5m. The development includes rearrangement of the property frontage to include 2 off-street parking spaces and small scale landscaping.

Plans and documents considered:

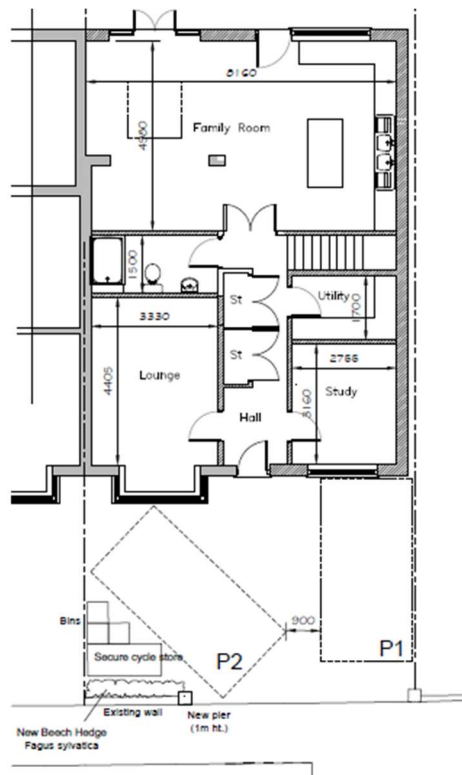
Drawing no: 25-08-01-Existing Plans (Location Plan), dated Apr 25
 Drawing no: 25-08-02-Block Plan, dated Apr 25
 Drawing no: 25-08-03-Existing Plans (Ground, First, Loft Plan) dated Apr 25
 Drawing no: 25-08-04-Existing Elevations (Front, Side & Rear) dated Apr 25
 Drawing no: 25-08-05-Proposed Plans (Ground, First & Loft) dated Aug 25 (**superseded**)
 Drawing no: 25-08-06-Proposed Elevations (Front, Side, & Rear) dated Aug 25 (**superseded**)
 Preliminary Ecological Appraisal (DBW) by Urban Tree Experts, dated 19th September 25
 Arboricultural Impact Assessment (Harrison Arboriculture) dated 8th September 25
 Received by the LPA on 8th August 2025

Drawing no: 25-08-05-Proposed Plans rev A (Ground, First & Loft) dated Aug 25 (**superseded**)
 Received by the LPA on 15th October 2025

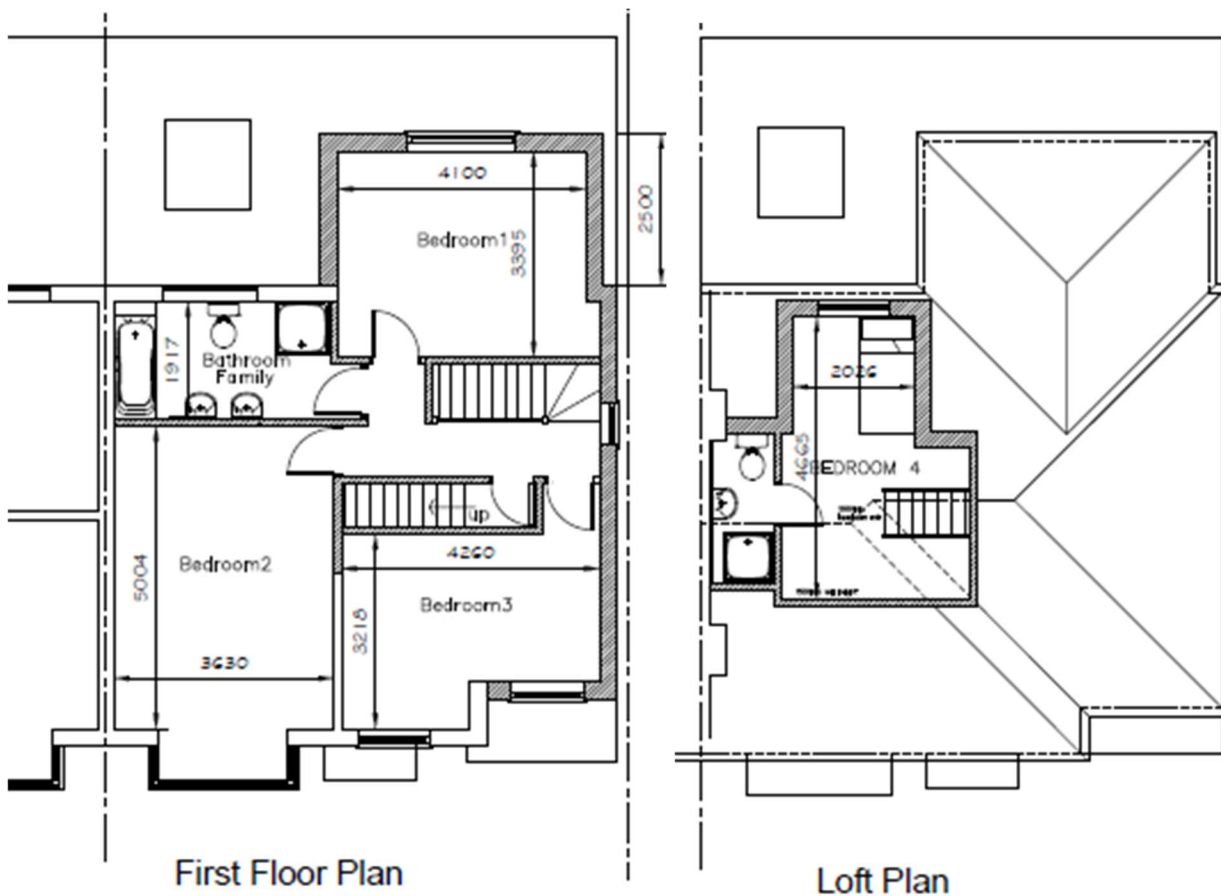
Drawing no: 25-08-05-Proposed Plans rev B (Ground, First & Loft) dated Aug 25 (**superseded**)
 Drawing no: 25-08-06-Proposed Elevations C (Front, Side, & Rear) dated Aug 25 (**superseded**)
 Received by the LPA on 11th November 2025

Drawing no: 25-08-05-Proposed Plans rev C (Ground, First & Loft) dated Aug 25 (**superseded**)
 Received by the LPA on 21st November 2025

Drawing no: 25-08-05-Proposed Plans rev D (Ground, First & Loft) dated Aug 25
 Drawing no: 25-08-06-Proposed Elevations B (Front, Side, & Rear) dated Aug 25
 Received by the LPA on 25th November 2025



Proposed Ground Floor Plan & Parking Layout



Proposed First Floor and Loft Floor Layout

3. RELEVANT PLANNING HISTORY

PL/25/0668 - Pre-application advice for two storey side and rear extension, loft conversion with dormer single storey rear extension – June 2025

PL/03/1032 - Demolition of existing garage and erection of a two-storey side, single storey rear and open front porch extension – Approved Oct 2003

PL/01/0619 - Demolition of existing outbuilding/garage, construction of a new outbuilding to rear, with covered link to existing covered way at side of dwelling – Approved Sept 2001

4. CONSULTATIONS

Internal

- Ecology Consultations

The application site comprises a semi-detached house with attached garage, located in an urban area of Reading. The proposals include the demolition of the garage and conservatory and the addition of two storey side and rear extensions.

The bat survey report (Urban Tree Experts, September 2025, ref: SPH/PEA-25/03.09) has been undertaken to the appropriate standard and conclude that the works are unlikely to affect roosting bats. As such, there would be no ecological objections to the application.



- Trees - Planning Natural Environment

I can confirm I have no objections to the application provided L7A is conditioned. With reference to the ARBORICULTURAL IMPACT ASSESSMENT, PROTECTION PLAN AND METHOD STATEMENT, 8th September 2025, Ref: 653-2120-8/11/2025, there are no tree removals or pruning required, the frontage vegetation is to be retained, and the trees are adequately protected through the measures described in the AIA and shown in the Tree Protection Plan, 8th September 2025, Ref: 653-2120-8/11/2025 TPP.

I note some boundary hedging that has not been shown on the plans (see below). You may wish to seek clarity on this, however if its removal is required this is insignificant and not a constraint for the development.

- Transport Development Control

There are no Transport objections to this application as parking is being provided in accordance with the Councils current parking standards and no changes are proposed to the existing vehicle access.

External

A planning notice was attached to the front of the host property and left in place for a minimum of 21 days for the duration of the statutory public consultation.

Two letters of representation have been received as follows:

- Neighbour 52 Basingstoke Road, Reading Object

I have only found out today about the proposed building application for 2 Bourne Avenue. My understanding was that the council sent neighbours letters to give them notice if they object.

After now looking at the proposals. The double sided side extension will be too close to my garden, making my family feel we are boxed in, currently 2 Bourne avenue have a side garage/lean which is okay, however if you build a 2 story side extension it's too much making our view to that property even closer and staring at a big wall with a new roof and double sided rear extension I can see that we will lose views that we have of Bourne avenue residents gardens as the proposals show that the build will be more than the length of my back garden boundry with 2 Bourne Avenue, so the space that we have to see past all the Bourne avenue gardens will be blocked by this double story extension. Also, we will be losing all the evening sun which sets behind my garden. it is only a 3 bedroom property currently so your 1st floor existing plan is in correct as the rear right room is the bathroom. The house I know is in disrepair.

Obviously, the plan is to extend it, create 4 sizeable bedrooms and a big living area and rent the property either as a HMO, which will bring sizeable rental income. They have no intention living there as they have many other properties in their portfolio they rent as their property business.

Me and my family live here, we don't want our view to be this double-sided side and rear extension protruding over our garden causing a bigger shadow then we already have. We enjoy sitting in our garden on a nice sunny day to get away from our anxieties and stresses. This big extension will not help as its way too big for that property and too close to my property boundary.

I hope you consider the above.

- Neighbour 50 Basingstoke Road Object

Dear sir,
with regard to above planning application for 2 Bourne Avenue.
Have only found out today regarding changes to this property.
I understand consultation period has now expired.
As I don't have reason to use Bourne Avenue I was not aware of the planning application, I did not receive any notification of proposed changes.
I live at no. 50 Basingstoke road which backs on to the property.
I am concerned with regard to upper floor extensions which will affect my light, and will mean we would be overlooked.

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)
EN12 - (Biodiversity and the Green Network)
EN14 - (Trees, Hedges and Woodland)
TR5 - (Car and Cycle Parking)

SPG/SPD

A Design Guide to House Extensions SPG

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.

Officers have worked proactively with the applicant and agent to achieve the current proposal. The proposed two storey side extension has been set back from the original front elevation of the existing

house, whilst the ridge of the new roof has been set down from the existing ridge height. The extension to the side is pulled away from the boundary with properties 52 and 54 Basingstoke Road to make sure eaves and gutters fall within the curtilage of the host property. The part two storey extension to the rear has been pulled in further from the boundary to project the existing shape and character of the host and extended parts of the property.

The proposed loft conversion includes a cottage style dormer, which is considered softer in appearance than that of a flat roof dormer.

The existing flat concrete porch is to be retained, furthermore protecting the original features of the existing property.

The existing property retains a private frontage providing off-street parking for 1 vehicle plus an area of landscaping and shrubbery. The agent wanted to create additional off-street parking and remove a section of the existing wall. Officers advised that the wall shall be retained as much as possible and a hedge or suitable screening should be planted to soften the changes to the streetscene.

In terms of character, design, materials and scale the proposed extensions are considered acceptable and therefore comply 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 two-storey side element includes a new small window in the easterly elevation, whilst it will be closer to the boundary with no's 52 and 54 Basingstoke Road, it will be glazed with obscure glass to protect the privacy of occupiers looking out, as well as reduce the feeling to the neighbours of being overlooked.

The part two-storey extension to the rear of the property will have a maximum first floor projection of 2.5m rather than be built to the same projection as the ground floor extension. This element of the development will also be pulled away from the new easterly flank elevation. This amendment along with the reduced first floor rear projection will reduce the harm to residential amenity in terms of reducing the overbearingness, allowing more daylight to pass through and protect the feel of openness to properties on both sides of the host property. It is considered that the proposals would not be harmfully overbearing or cause harmful loss of light or outlook to neighbours in their revised form. Residential amenity to the adjoining property at no.4 Bourne Avenue is protected by virtue of the part first-floor extension and its location away from the adjoining boundary.

The proposed development and extensions are considered acceptable in terms of residential amenity and are therefore compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Bats and the Green Network

Due to works taking place in the loft of the existing and original property, a Preliminary Bat Roosting Assessment was submitted. The preliminary bat roosting assessment identified no sign of bats at the property. The risk of bats being affected by the proposals is minimal.

The proposal is therefore considered compliant with policies EN12 and H9 of the Reading Borough Local Plan 2019.

Tree matters

The Tree officer confirms no objections in terms of trees subject to any existing trees being protected as per the *ARBORICULTURAL IMPACT ASSESSMENT, PROTECTION PLAN AND METHOD STATEMENT*, 8th September 2025, Ref: 653-2120-8/11/2025. The existing property frontage is to be remodelled to include additional off-street parking (2 cars). To soften the loss of the existing frontage a small section of the existing brick wall will be retained and modified, and a new hedge will be planted behind and maintained for a specific amount of time. The changes to the frontage including the hedge will be secured via a condition.

The proposed development is considered compliant with policy EN14 of the Reading Borough Local Plan 2019.

Transport matters

The property retains enough space to the front to provide two off-street parking spaces. The property is served via an existing footway crossing. The existing footway crossing/dropped kerb does not require modifications/extending. In terms of Transport and Highway matters there are no objections.

The proposal is compliant with policy TR5 of the Reading Borough Local Plan 2019.

8. CONCLUSION

Bourne Avenue is covered by an Article 4 Direction and therefore permission is required for a small House of Multiple Occupancy (HMO).

An Article 4 direction removes some of the normal development rights that are available to property owners. We can issue these for various reasons to preserve elements of an area's appearance or character. An Article 4 direction does not prevent development taking place, but it does mean that planning permission is required for the development specified.

The proposed development as a Class C3 residential property 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
M1
PD1
PD2
PD3
PD5
PD6
DC1
L4A
L7A