

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/26/0184 Householder planning permission

Address: 12 MARCHWOOD AVENUE, EMMER GREEN, READING, RG4 8UH

Proposal: Erection of a single storey extension on the rear elevation

Applicant: MR Tutty

Received date: 10/02/2026

Target Decision date: 21/05/2026

Agreed extension of time until 22/07/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The property is a detached 1960's bungalow constructed from brick, a single pitched tiled roof and part clad in cedar. The property retains the original fenestration across the front of the property. The attached garage to the side has been converted into a habitable room. The property has a private triangular east facing rear garden and private frontage partly laid to lawn and part off-street parking for 2 vehicles. No fewer than 10 trees subject to Tree Preservation Orders (TPO) which are off-site but adjacent to the south and east of the property boundary. The property is not listed, nor in a conservation area.

Site visit date: 23rd April 2026



Existing front elevation



Existing rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for the erection of a single storey extension on the rear elevation following demolition of the existing conservatory. The proposal will largely be the same as the footprint of the existing conservatory, have an eaves height of 2.1m and an overall height of 3.3m. The extension will have a pitched roof, be constructed of part brick and part glazing, with a tiled roof and 2 skylights in the north facing roof slope.

Plans and documents considered:

Drawing no: A001 Rev 1 – Existing, Elevations & Floorplan, combined, dated Feb 26

Drawing no: A002 Rev 1 – Proposed, Elevations & Floorplan, combined, dated Feb 26

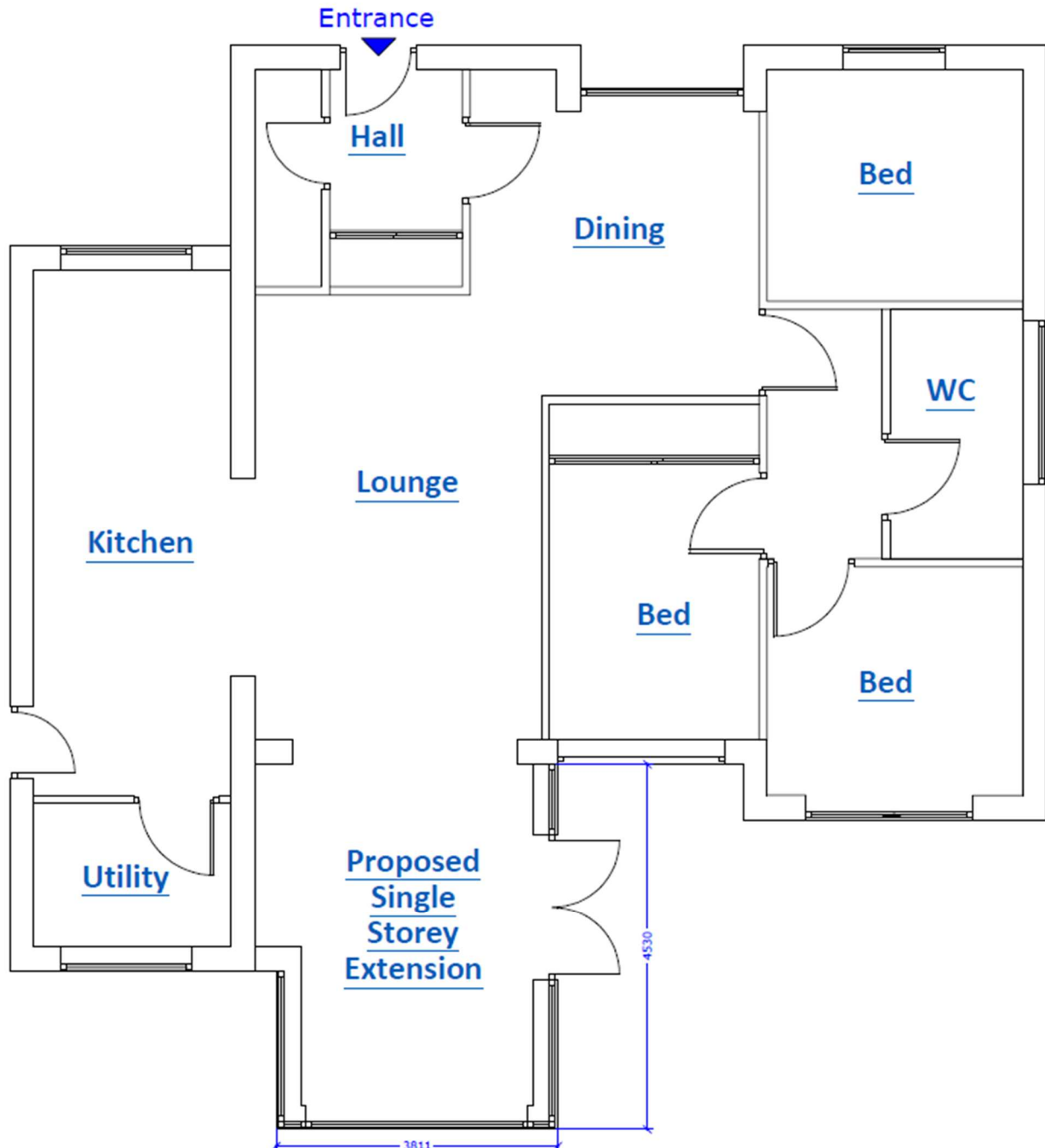
Plan Reference no: TQRQM2604112394382 – Proposed Site Plan, dated Feb 26

Document reference no: PP-14693659v1 – Location Plan, dated Feb 26

Received by the LPA on 10th February 2026

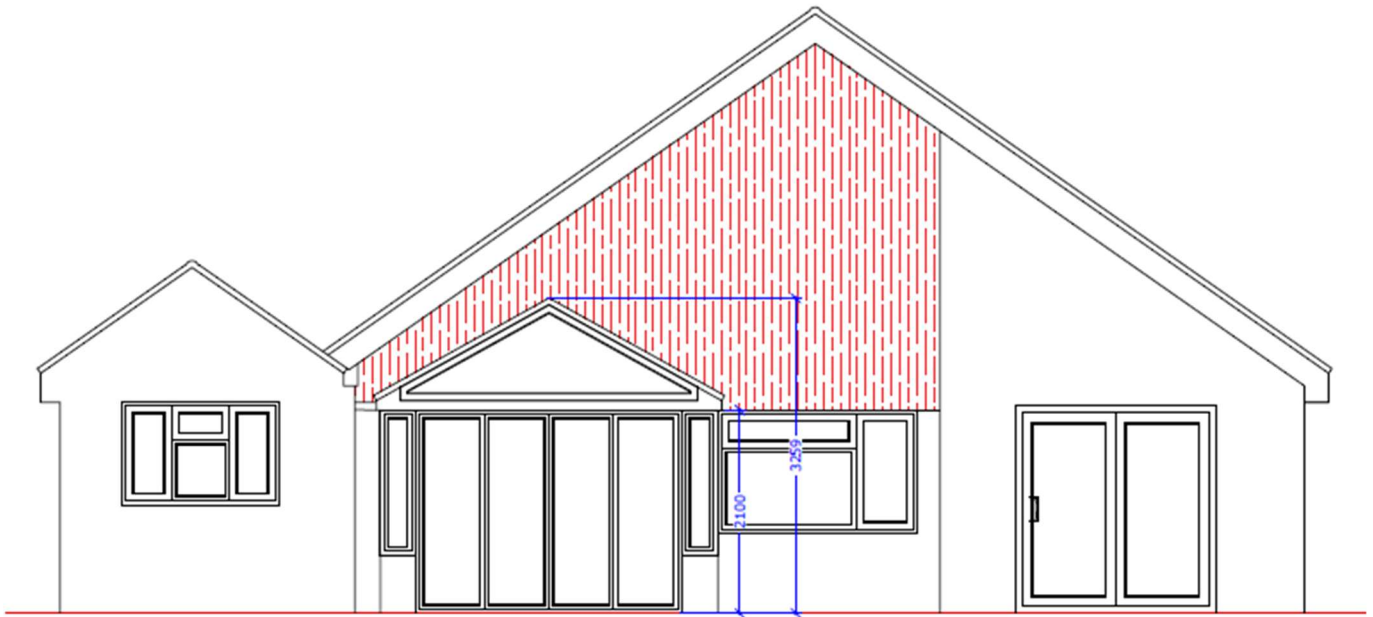
BS5837:2012 Tree Survey and Arboricultural Impact Assessment (GHA Trees) dated 24th Mar 26
Tree Constraint's Plan TCP (GHA Trees)
Arboricultural Impact Assessment AIA (GHA Trees)
Received by the LPA on 25th March 2026

Proposed Floorplan

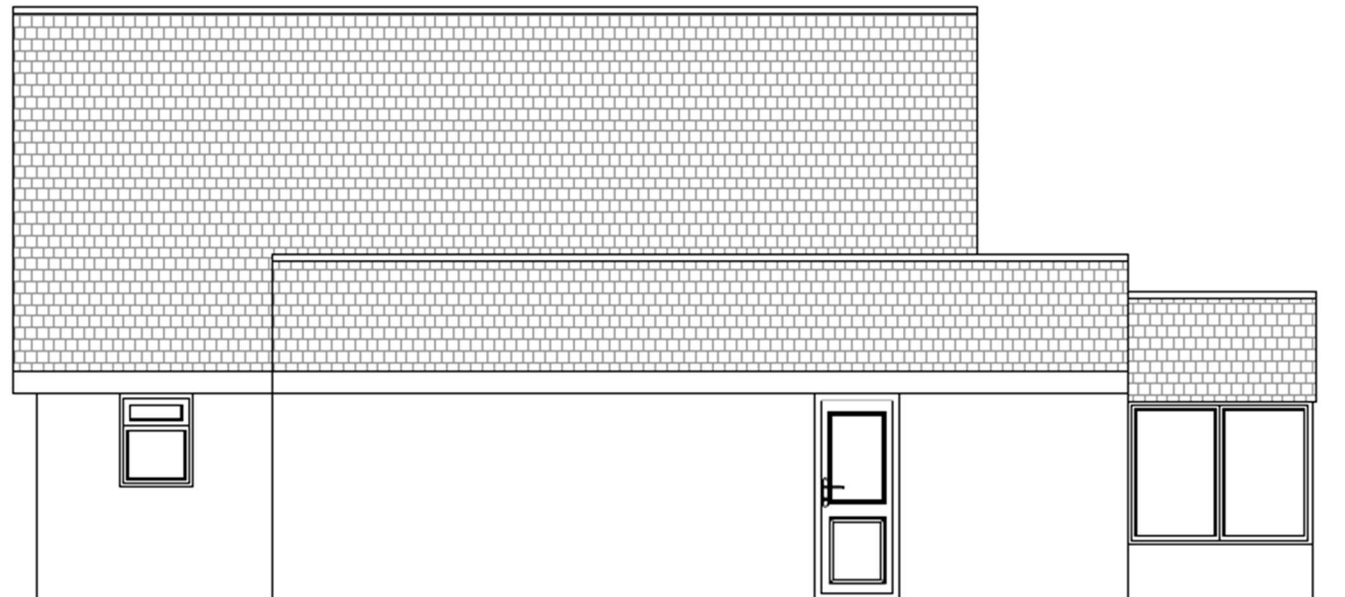




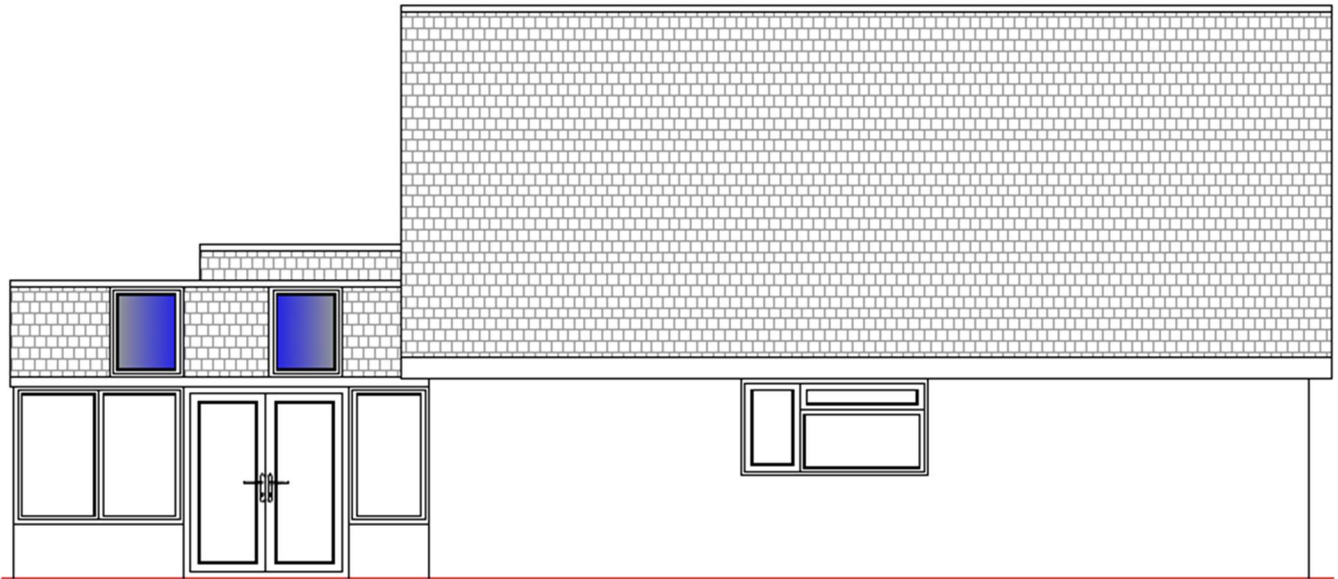
Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation



Arboricultural Impact Assessment Plan extract



Councils GIS mapping database shows the layout of the application site with adjacent TPO.



Aerial image of location site and proximity to trees and trees subject to TPO.

3. PLANNING HISTORY

PL/08/1592 – Single storey side extension – Withdrawn Jan 2009

PL/09/1181 - Single storey side extension – Withdrawn Jan 2009

4. CONSULTATIONS

Internal

- Natural Environment Officer

As is acknowledged ‘piling as an Engineered foundation solution will ensure potential subsidence issues will be avoided’ – this is our aim, i.e. to ensure avoidable removal of TPO trees in the future.

Raft foundations do not offer the same level of certainty as piled foundations so are not acceptable. Specifically, and with experience of dealing with vegetation related subsidence in Reading, this is a definite ‘hot spot’ in the borough and that higher risk needs to be acknowledged. In addition, we have within the last few years dealt with tree related subsidence not far from Marchwood Avenue (in Caversham Park Village) where the house was built with raft foundation due to the clay soil and the whole floor had subsided (dropped), coming away from the walls, hence this foundation type did not help.

In terms of access, there is a public footpath directly behind the property and I’m sure temporary closure of this for access (following due procedure) would be possible – it would require temporary lifting of fence panel(s) but I assume this is possible. Narrow piling rigs are available for restricted access sites.

I would also point out that there has been no confirmation of the exact incursion into RPAs for the extension as the RPAs are guestimates. The extension is currently shown on the AIA plan, with the rear section within the RPA of T5 Oak, which is not yet mature.

Compliance with NHBC foundations has not prevented tree related subsidence and loss of protected trees.

The predicted hotter, drier summers will increase the incidents of tree related subsidence so to prevent tree loss (the law always puts the property first) then we need to take preventative action.

The development fails to prevent the risk of loss of adjacent high amenity trees, subject to a Tree Preservation Order, by virtue of inappropriate foundations considering the clay soil type and proven high risk of tree related subsidence associated with the locality.

Natural Environment Officer objects to the proposed development.

External

- The planning notice was attached to the front of the property on 23rd April 2026 and left in place for a minimum of 21 days for the 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 because 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)

SPD

Design Guide to House Extensions 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. 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 listed above 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 appraisal below 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 proposal by virtue of its subservient scale, conservative appearance, proposed materials and finishes are considered compliant with policies H9 and CC7 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 proposal by virtue of its subservient scale, single storey and distance from neighbouring properties, is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Trees 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 Readings vegetation cover will be extended. The NPPF seeks that decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability, and ensure that existing trees are retained wherever possible.

The agent was asked to submit a revised plan with an alternate foundation type, because the proposed piling foundations were considered harmful to trees subject of Tree Preservation Order(s).

Multiple attempts have been made to clarify and amend the proposal by officer's acting positively and proactively to attempt to overcome the outstanding issues. At the time of preparing this report (20th July 2026 and reviewing the report 22nd July 2026) no revised documents have been received from the agent by the Local Planning Authority.

The proposal, by way of its foundation type, relative to the soil typology within the area, and the existence of mature protected trees would likely result in subsidence from the neighbouring trees. The AIA does not assess the impacts of the trees on the proposal and does not fully consider the foundation type that would be most appropriate to mitigate pressure to fell a mature protected tree in the future. As such, the Applicant has failed to demonstrate that the proposal would not result in long term pressure to fell the TPO tree, or that there would not be unacceptable risk from soil instability as a result of the proposal. Therefore, the proposed development is considered contrary to policies EN14 and H9 of the Reading Borough Local Plan 2019, the Reading Tree Strategy (2021) and paragraphs 136 and 187 of the NPPF (December 2024).

8. CONCLUSION

Although the proposal in terms of external design, layout and appearance would be acceptable with regard to policy H9, and the House Extensions SPD, the proposal has failed to demonstrate that there would be no impact on the long-term preservation of nearby TPO trees, or that the proposal itself would not be subject to instability as a result of inappropriate foundation design.

9. RECOMMENDATION

REFUSE

1. The development fails to demonstrate that there would be not risk to, or loss of adjacent high amenity trees, subject to a Tree Preservation Order, by virtue of inappropriate foundations considering the clay soil type and proven high risk of tree related subsidence associated with the locality, or that the proposal itself would not be impacted as a result of soil instability. The applicant has failed to demonstrate that nearby protected and high amenity trees will be protected from damage during construction of the development, or that the development would be safe from soil instability throughout its lifetime contrary to Policy EN14, the Reading Tree Strategy (2021), and paragraphs 136 and 187 of the NPPF (December 2024).