

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/26/0774 Householder planning permission

Address: 25 CHEDDINGTON CLOSE, TILEHURST, READING, RG30 4HA

Proposal: Proposed decking in the rear garden (Part retrospective)

Applicant: Mr and Mrs S Sivakumar

Received date: 11 June 2026

Target Decision date: 06 August 2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site comprises a 2-storey semi-detached property, located on the southern side of Cheddington Close. Properties on the southern side of the close are slightly set down from the road, then they level out, the natural topography and the rear gardens then slope steeply down. The host property is largely original in appearance, has a modest single storey rear extension and adjacent wrap around patio area, which is on a level plateau, the rear garden then slopes steeply downward. Mature trees and a garden shed are positioned at the southernmost part of the rear garden whilst concrete steps and a handrail run along the shared boundary treatment with no. 23 Cheddington Close down from the property to the bottom of the garden.

The property is not listed, nor is it located within a conservation area.



Site visit date: 25th June 2026



Looking north towards host property rear elevation and unauthorised decking



Looking north towards host property rear elevation and unauthorised decking



Looking north towards host property rear elevation, steps and handrail and unauthorised decking



Looking southeasterly down garden and onwards to Mandeville Close



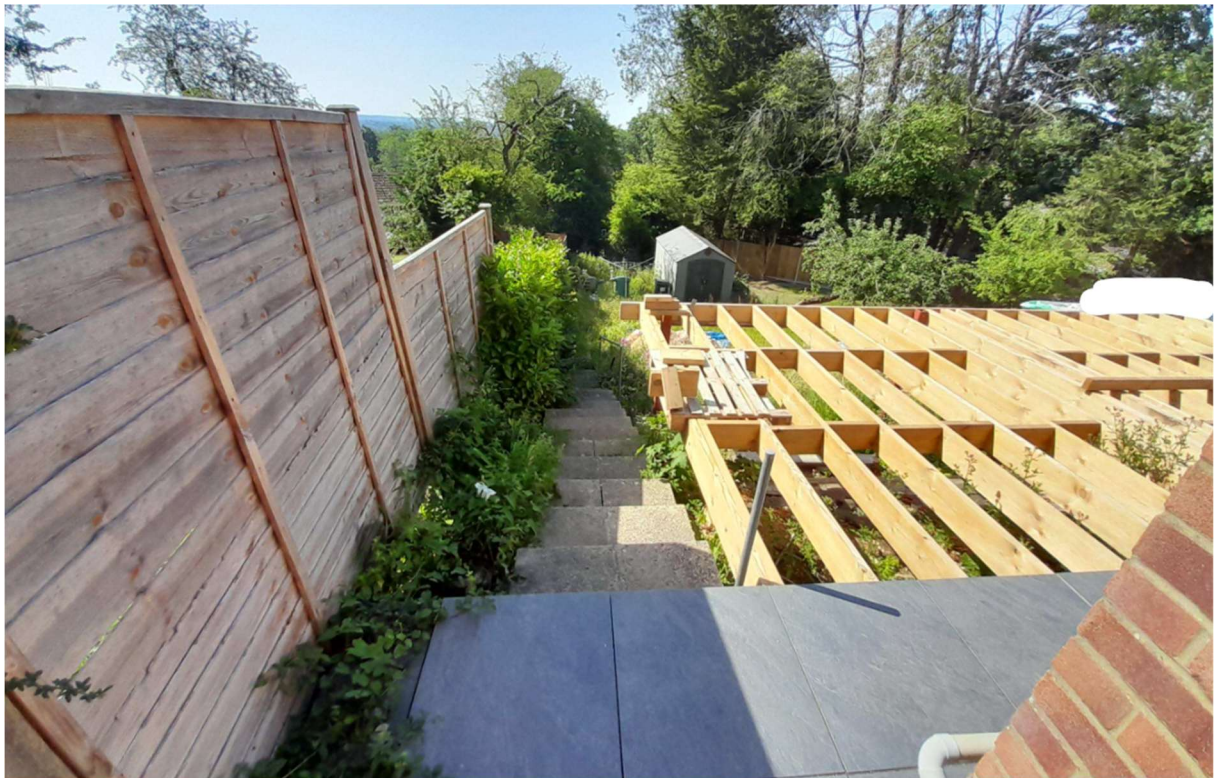
Looking southerly down garden and onwards to the rear gardens of the properties in Mandeville Close



Host property existing patio area



Looking west across unauthorised decking and onwards to attached neighbouring rear garden



Looking south down rear garden

2. PROPOSAL AND SUPPORTING INFORMATION

Whilst unauthorised development has taken place at the address, in the form of a garden deck, and the unauthorised development has been subject to planning enforcement investigation. No enforcement notice has been served at this time, and as such the applicant has submitted a planning application to seek to regularise the development (albeit in an amended form compared to the unauthorised works).

The proposal seeks to, in part, retain the unauthorised decking in the rear garden. The decking currently measures 3.7m in depth and extends across the rear of the property being 6.8m wide.

The proposed plans show an L-shaped timber decking with a projection of 1.8m at its narrowest point closest to the adjoining property, with the dog leg section and deeper projection of 3.7m towards to the detached neighbouring property.

Plans suggest the decking will be finished with a 1.1m timber handrail across the rear, with a 1.8m x 1.8m fence panel placed along the boundary with the attached property to add screening, as an extension of the existing 1.8m closed boarded fence. However, the fencing is omitted from the elevation plans. In real terms, the timber fence proposed along the boundary would exceed 2m in height, likely being significantly higher compared to the natural ground level.

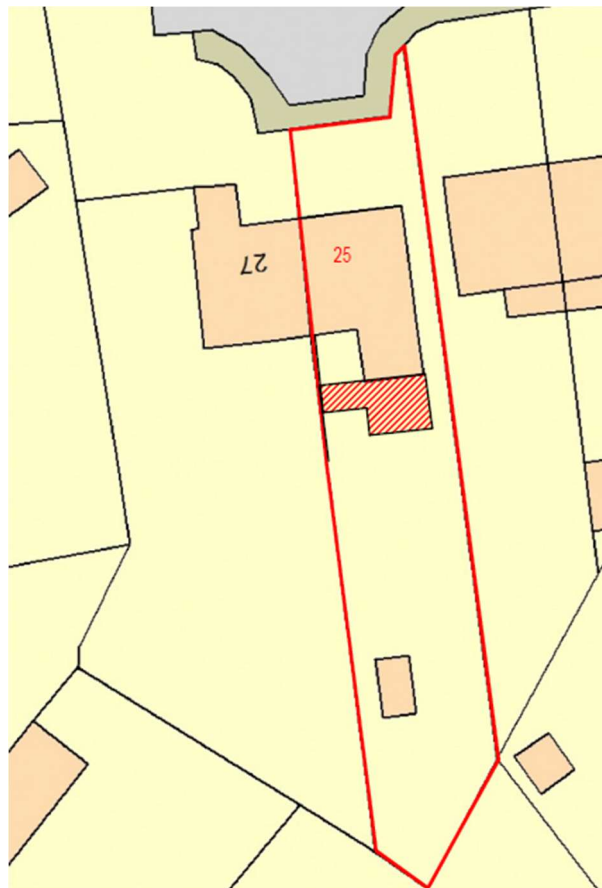
Plans and documents considered:

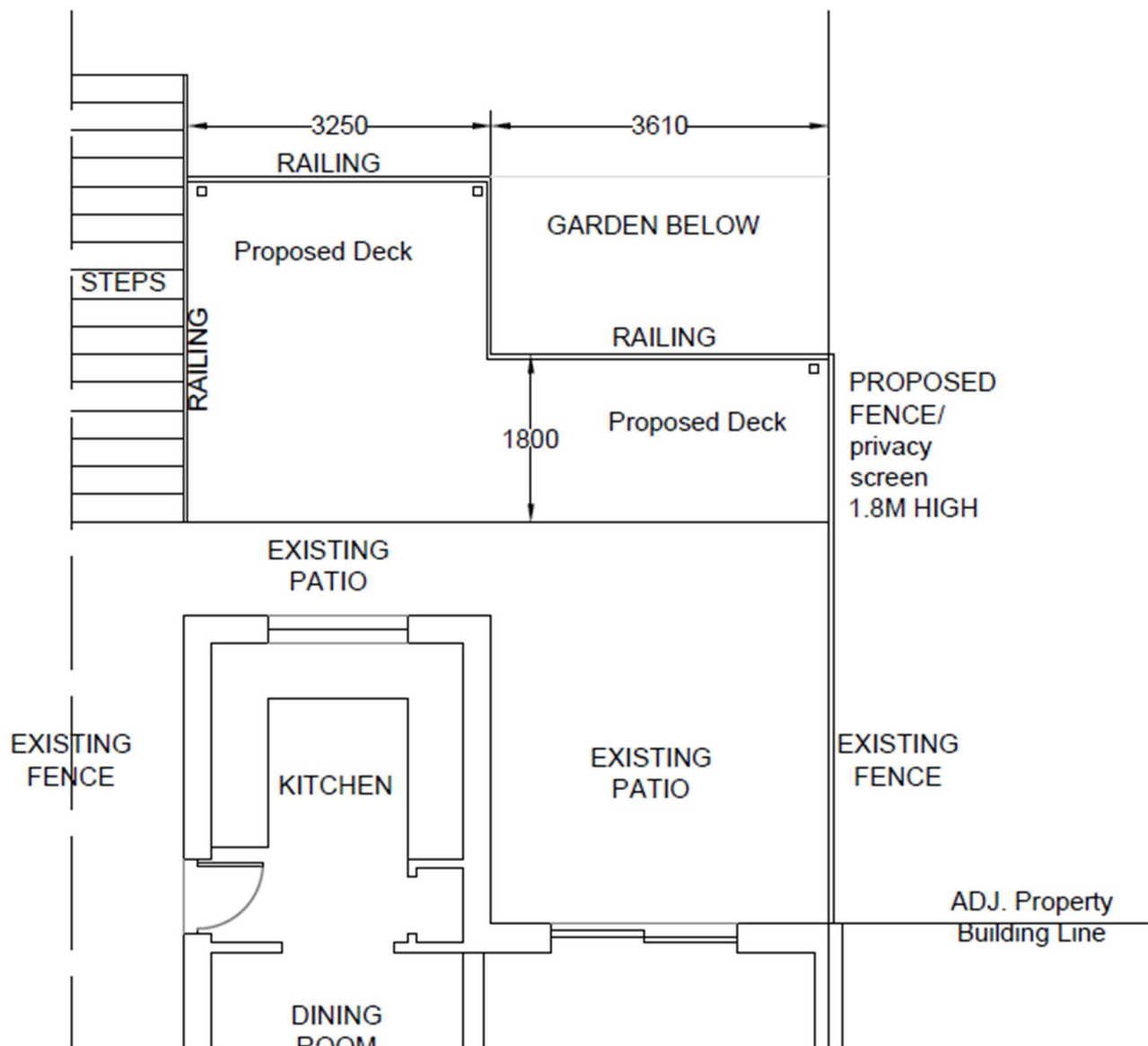
Drawing no: CC-01 Location and Block Plan, dated June 26

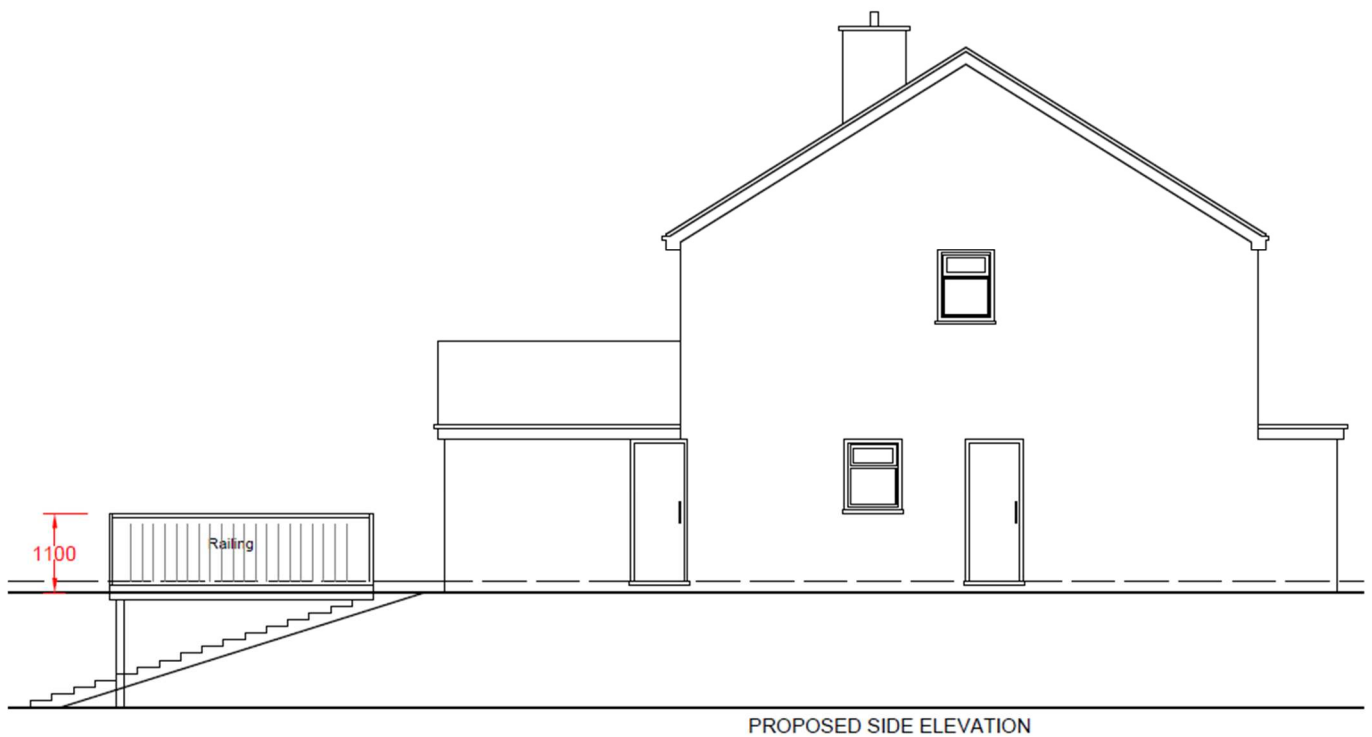
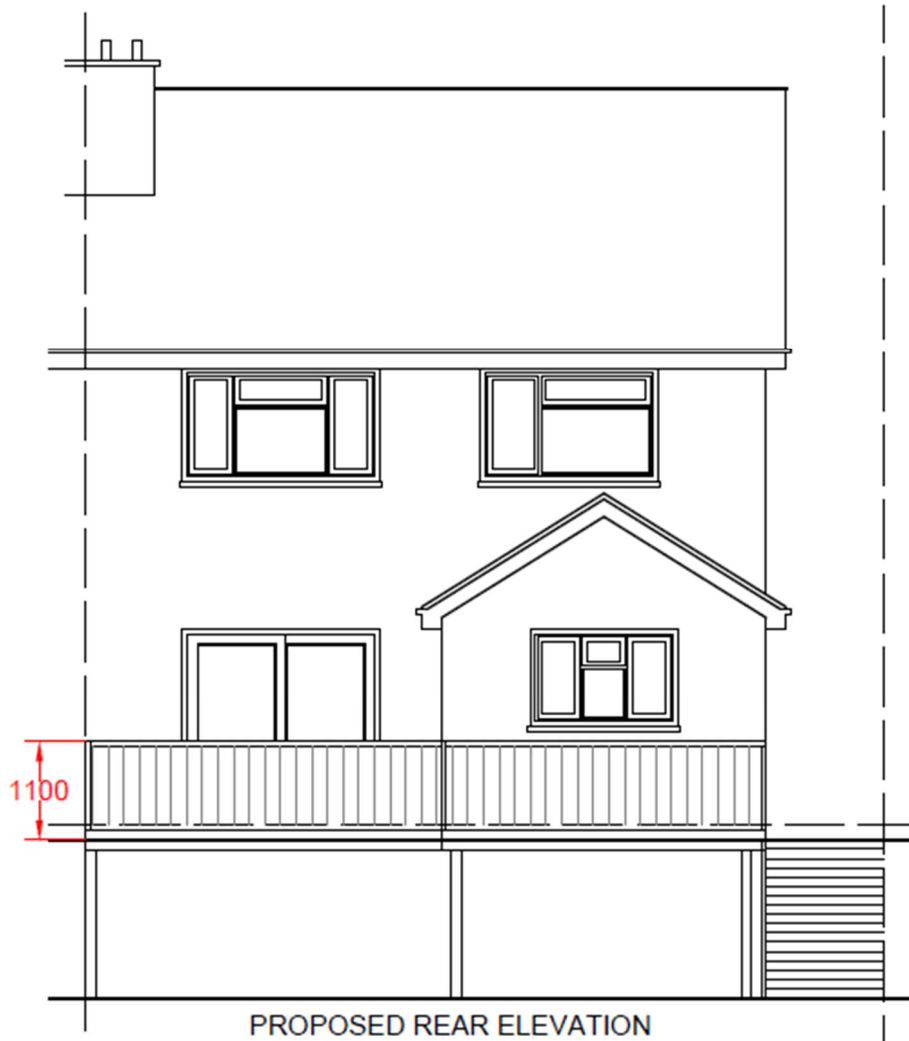
Drawing no: CC-02 Existing Plans and Elevations, dated June 26

Drawing no: CC-03 Proposed Plans and Elevation, dated June 26

Received by the LPA on 11th June 2026







3. RELEVANT PLANNING HISTORY

None applicable.

4. CONSULTATIONS

Internal

- None.

External

- A planning notice was attached to the front railings of the host property on 25th June 2026, while another notice was attached to the streetlamp column in front of no.9 Mandeville Close nearly directly positioned to the rear of the host property and left in place for a minimum of 21 days for the statutory public consultation period.

Site notice photos please

Two letters of representation have been received and relate to, in summary:

- The plans appear confusing and difficult to read due to the lack of measurements provided.
- Concerns over the loss of privacy on the neighbours; excessive scale and dominance of the development worsened by the steep topography of the rear gardens.

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

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)
H10 (Private and Communal Outdoor Space)

7. APPRAISAL

Character & Appearance

Policy CC7 sets out relevant considerations for design. All development must enhance the character and appearance of Reading in which is located. In particular the character and pattern of neighbouring



properties and the street as a whole in terms of scale, height, location, materials and design, and any important existing building line. Policy H9 relating to householder developments also seeks to ensure that proposals respect the character and appearance of the house in terms of scale, location, material and design. It also seeks that proposals are not overbearing to neighbours.

The existing property contains a paved outdoor seating area at a matching depth to the neighbouring property. A retaining wall is at the same depth on the neighbouring property. Due to the sloping boundary, each garden is laid to grass, with stepped access down to the rear of the gardens where incidental structures may be placed, the host property contains a shed to the rearmost portion.

Due to the location of the proposal, and the inclusion of a 1.8m tall boundary fence, it is considered that the proposal would have an overly dominant appearance due to the awkward arrangement of neighbouring properties and naturally steep topography of the rear neighbouring gardens.

This harmful arrangement is accentuated by the excessive decking projection of 3.7m and the relationship of the host property with the neighbouring attached and detached properties. The unauthorised decking with a projection of 3.7m results in the land adjacent to the rear elevation mainly the existing patio being artificially raised creating a plinth or a shelf resulting in the development appearing as an obtrusive and incongruent addition to the garden. The fence above the proposed deck would be excessively tall, and oppressive to the neighbouring property appearing significantly at odds with the appearance of the dwelling from the neighbouring property.

The resulting arrangement dominates the original house, is incongruent in appearance with inappropriate siting, and fails to respect the character and appearance of the host building and gardens with consequent harm to the character and appearance of the wider area in terms of design and scale.

Whilst the proposed plans show a revision to the 'as built' development, the existing and proposed development is harmful and fails to comply 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 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.

By virtue of the excessive projection along with the height of the development from the natural topography the proposal would (and currently does) result in the opportunity for direct views into the rear garden of no. 23 Cheddington Close. This would result in significant harm to privacy of this property, and the useability of its outdoor space. It is also possible that views into the immediate sitting out areas, and potentially the rear rooms of the ground floor would be possible, resulting in further harm to those residents.



Figure 1 - relationship between no. 25 and the unauthorised deck at no.25

With regard to no.27, there would be increased views into the rear garden. There is currently no boundary treatments between no's 25 and 27, however a privacy fence up to 2m above natural ground could be installed. The rear most portion would be above any permitted development boundary fence and therefore the neighbour would not be able to implement boundary treatments without a separate application. With regard to the combined height of the decking, and the privacy fence attached to it, this would result in a significant height compared to the ground level. This would result in a significant degree of overbearingness, with significantly impacts neighbouring residential amenity at 27 Cheddington Close.

The partially retrospective development at 25 Cheddington Close adversely impacts the residential amenity for residents using their rear patios and gardens, and potentially the rear of the dwellings themselves, of the neighbouring properties at 23 and 27 Cheddington Close.

Whilst the proposed plans show a revision to the 'as built' development, the proposed development is detrimental to residential amenity and fails to comply with policies CC8, H9 and H10 of the Reading Borough Local Plan 2019 and Section 215 of the Town and Country Planning Act 1990.

8. CONCLUSION

The proposed development has been assessed and is considered unacceptable as it is an obtrusive and visually dominant addition which fails to integrate with or respect the character of the existing building. The development is considered to be harmful to residential amenity in terms of loss of privacy and overbearing effects, to the adjoining neighbours. The proposal is contrary to policies CC7, CC8, and H9 of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Document Design Guide to House Extensions (2021) and paragraph 135 of the NPPF (December 2024, as amended).

9. RECOMMENDATION

REFUSE

1. The development, by reason of its inappropriate scale, dominant appearance and layout, accentuated by the naturally steep topography of the rear garden, appears as an obtrusive and incongruous addition which fails to respect the character and appearance of the host dwelling, resulting in harm to the character and appearance of the area. The development is therefore contrary to policy

CC7 & H9 of the Reading Borough Local Plan 2019 and paragraph 135 of the NPPF (December 2024, as amended).

2. The development, by reason of its inappropriate scale, siting and projection, results in an overbearing form of development and causes a significant detrimental impact on the privacy of neighbouring occupiers through overlooking from the elevated decking area, resulting in harm to the privacy and enjoyment of neighbouring gardens and other spaces. The development is therefore contrary to Policies CC8 and H9 of the Reading Borough Local Plan 2019 and paragraph 135 of the NPPF (December 2024, as amended).