

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/26/1002 Householder planning permission

Address: 29 ALEXANDRA ROAD, READING, RG1 5PE

Proposal: Installation of EV charger and solar arrays to south-facing roof slopes.

Applicant: Mr Matthew Carter

Received date: 27/07/2026

Target Decision date: 21/09/2026

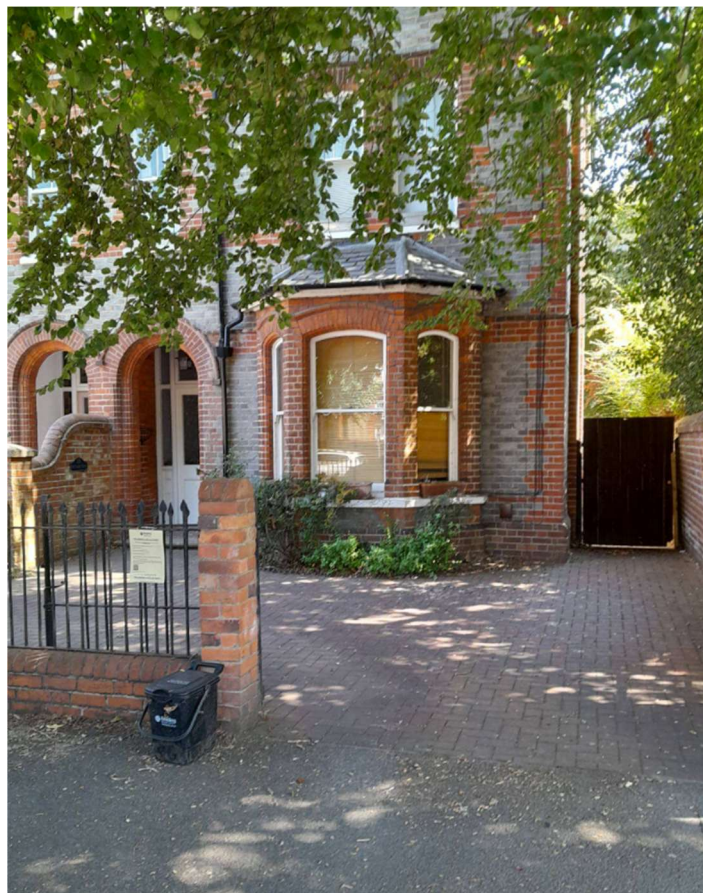
Applicant Agreed to an Extension of Time until 16/10/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a large residential, semi-detached bay-fronted Victorian property located on the eastern side, in the middle of Alexandra Road near its junction with Erleigh Road. The property is set over several floors. The property is made up of red and grey patterned brickwork, has tiled pitched roofs with ornate ridge details and original chimney stacks. The unlisted dwelling is located within the Alexandra Conservation Area. A tree subject to a Tree Preservation Order (TPO) is located to the front of the property on the public highway.

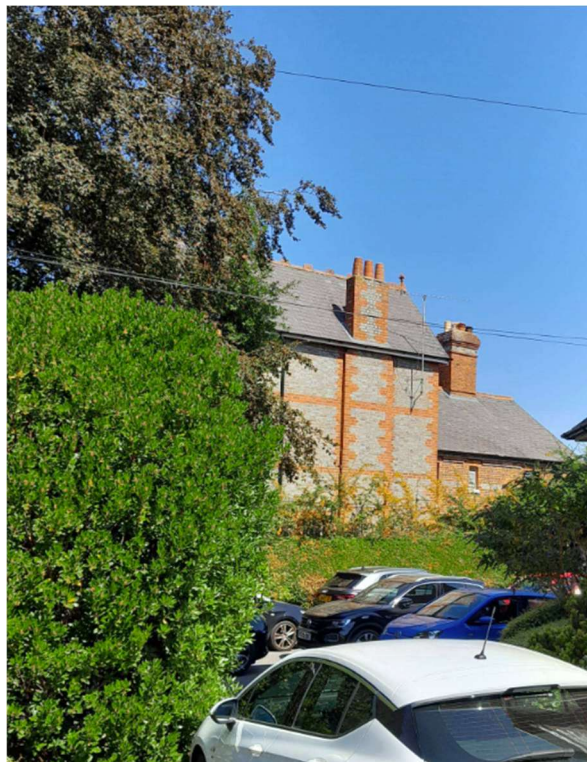
Site visit date: 11th August 2026



Looking in an easterly direction towards the front elevation



Looking northeasterly towards application site.



Looking north towards south facing elevations, roof slopes and original chimney stacks of the host property.



Application site outlined in red.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of installing an Electric Vehicle charger to the south facing ground floor elevation along with the installation of solar arrays to south-facing roof slopes. The proposal includes the installation of an inverter and other associated equipment internally mounted.

Twelve solar panels will be mounted on the south facing roof slopes. 2 on the roof of the main property either side of the centrally located chimney and 10 on the south facing roof slope over the two storey rear section of the property.

Plans and documents considered:

Neostar Solar Panel Technical Specification

Sigen Energy Controller

Sigen EVAC Charger for UK market

CEI-1040 Site Layout

Drawing no: PP-15113411v1 Location Plan, dated Jul 26

Drawing no: A-1010 Rev A – Existing Roof Plan, dated Apr 26

Drawing no: A-1020 Rev A – Proposed Roof Plan, dated Apr 26 **superseded**

Drawing no: A-1100 Rev A – Existing and Proposed Front and Rear Elevations, dated Apr 26

Drawing no: A-1100 Rev A – Existing Front and Rear Elevations, dated Apr 26

Drawing no: A-1110 Rev A – Existing Side Elevations, dated Apr 26

Drawing no: A-1115 Rev A – Proposed Side Elevations, dated Apr 26 **superseded**

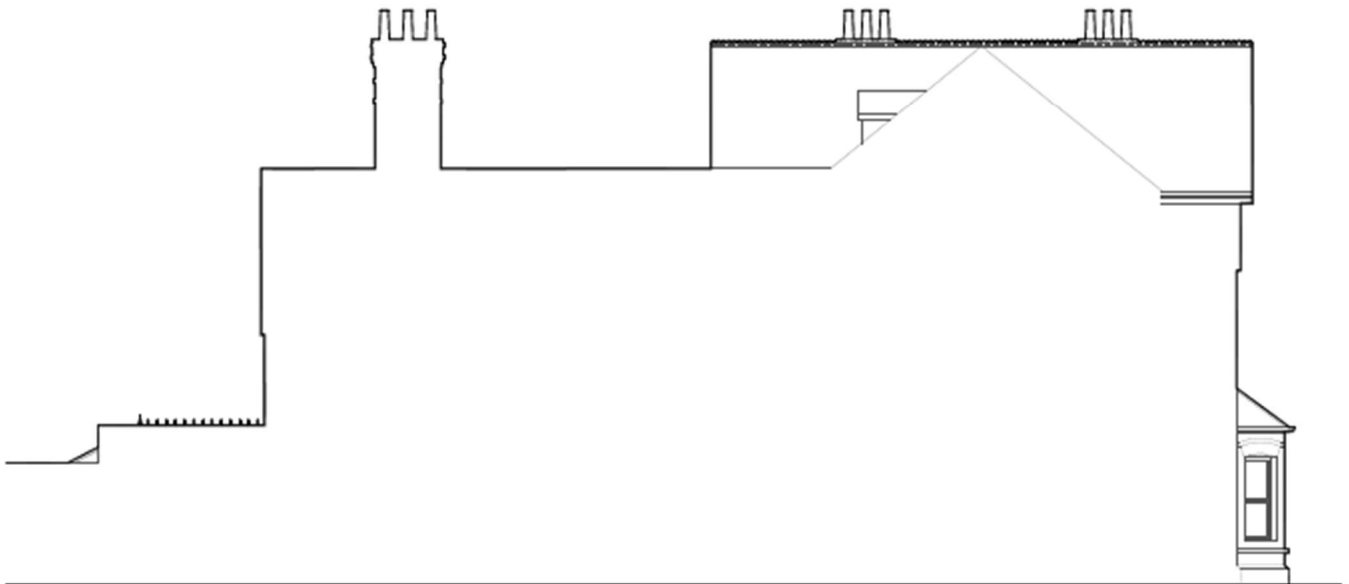
Preliminary Roost Assessment (arbtech) survey date:22/06/2026

Received by the LPA on 27th July 2026

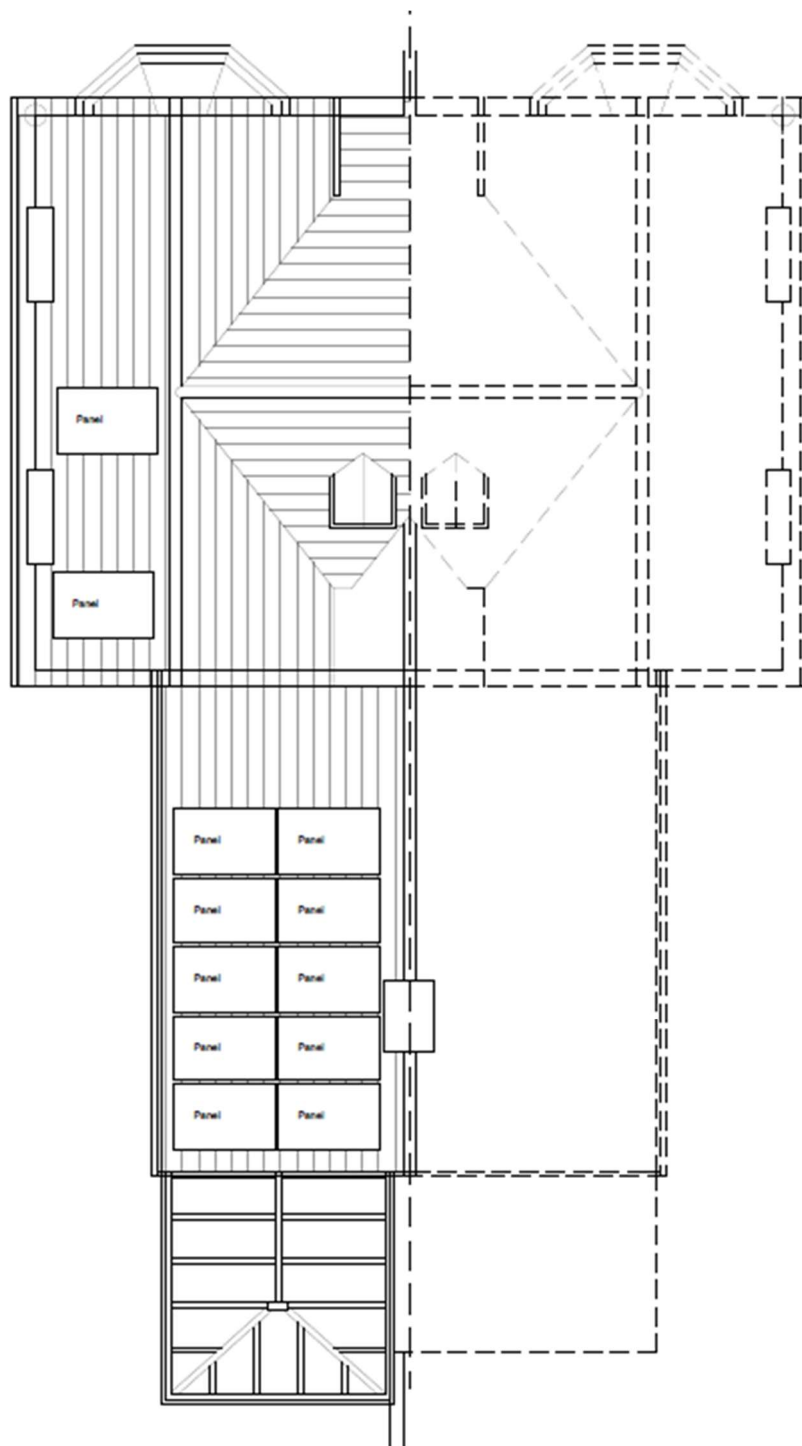
Drawing no: A-1115 Rev C – Proposed Side Elevations, dated Apr 26 revised Sept 26
Received by the LPA on 22nd September 2026
Drawing no: A-1020 Rev B – Proposed Roof Plan, dated Apr 26 revised Sept 26
Received by the LPA on 29th September 2026



Proposed Side Elevation
Scale 1:50



Proposed Side Elevation
Scale 1:50



Proposed Roof Plan
Scale 1:50

3. RELEVANT PLANNING HOISTORY

PL/26/0254 – Works to a tree in a Conservation Area - undecided

PL/26/0225 – To install two solar arrays to the south side of the property – Closed July 2026

PL/10/0517 – Certificate of lawfulness for proposed solar panels to roof – Closed 2010

4. CONSULTATIONS

Internal

- **Ecology officer memo received on 25/08/2026**

The application site comprises a large semi-detached property in a residential area of East Reading . It is proposed to add solar panels to the roof on the south side of the building.

The bat survey report (Arbtech, 22 June 2026) has been undertaken to the appropriate standard and concludes that the building has low potential to host a bat roost. However, because the development will not affect any of the potential bat roosting features, the report concludes that there would be no adverse impact on 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.

- **Conservation officer memo received on 28/08/2026**

Regarding the application above, although the description states only 'solar arrays', there is a proposed EV charger to the front of the building, which is ok but just letting you know.

The proposed building is an unlisted semi-detached Victorian dwelling in the Alexandra Conservation Area.

Given the scale (number of arrays) and their position visible from the street, I suggest the applicant revise the proposed development. I noted that there is a tree (not evergreen) on the street that would partially screen the proposed panels; they would still be dominating elements on the southern roof plane. With the removal of the two panels as I have circled below, the proposal would be acceptable.



My conclusion is that the proposed development has high potential to be acceptable, subject to the suggested revisions, so the heritage impact can be balanced.

External

- One planning notice was attached to the front railings of the host property and a second planning notice was attached to the front railings of the neighbouring Orthodontic Centre in Erleigh Road on 11th August 2026 and left in place for 21-days for the statutory public consultation period.

1 letter of representation has been received as follows:

- | | | |
|------------------------------|-----------------|--------|
| • Member
of the
Public | 31 ERLEIGH ROAD | Object |
|------------------------------|-----------------|--------|

'29 Erleigh Road does NOT have a south facing roof, so please refuse the application and find out exactly what the applicant wishes to do'.

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 2026
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN3 (Enhancement of Conservation Areas)
EN12 (Biodiversity and The Green Network)
EN14 (Trees and protected woodland)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

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 development doesn’t change the appearance of the primary front elevation. The EV charger is small and to be placed on the side (south facing) elevation so not to detract from the appearance of the original property.

The agent was asked to remove several solar panels from the south facing roof slope of the main house. The removal of the solar panels closest to the highway, preserve the appearance of the host property if looking at the property from the public highway.

A letter of objection received from a member of public is not considered a material reason for refusal; The comment suggests the property has no south facing roof slope. For the purposes of this application the roof slope is largely pointing in a southerly direction albeit slight off to one side. The submitted drawings clearly show the design and position of the proposed panels.

The proposed solar panels closest to the road have been removed to reduce harm to the Alexandra Road Conservation Area and the wider Public Realm.

In terms of character and appearance and design, the proposed development is considered acceptable and is therefore 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 development is not considered to be overbearing to residential amenity.

Solar panels are specifically designed to absorb light, not reflect light. The nearest neighbouring property with direct sightline of the proposed solar panels is a commercial business to the south of the site currently trading as an Orthodontist. The property is located greater than 10m from the proposed development. The nearest residential property with direct sightline of the development is located some 20m away to the south of the application site.

The proposed development is not considered harmful in terms of privacy or overbearing affects to neighbouring properties. The development is not considered harmful to residential amenity and therefore is considered acceptable with policies CC8 and H9 of the Reading Borough Local Plan 2019 subject to conditions.

Highway matters

The development includes the installation of an Electric Vehicle charger.

This addition is considered a positive addition to the property in terms of transport and highway matters as it secures the electric vehicle charging infrastructure for the current and future occupiers.

The proposal is compliant with policies TR5 & H9 of the Reading Borough Local Plan 2019.

Conservation matters

The conservation officer was consulted as the property is located within the Alexandra Road conservation area. The agent was asked to remove several solar panels from the south facing roof slope of the main house which were nearest to the public highway. These solar panels would have been widely noticeable if standing or travelling in the vicinity of the property due to its prominent location near the crossroads with Erleigh Road.

The agent submitted revised plans and the solar panels closest to the public highway, in full view were removed.

The removal of the solar panels as described preserves the appearance of the host property and protect harm to the Alexandra Road conservation area and the wider Public Realm.

The proposal is compliant with policies EN3 & H9 of the Reading Borough Council Local Plan (2019) subject to conditions.

Bat matters

Planning policy states that a property will need to undertake and submit a Preliminary Bat Roost Assessment if the proposed development includes work to the roof of the existing property, and / or if the property is located within or near to a Green Link.

The ecology officer was consulted as the application included a Preliminary Bat Roost Assessment (PRA).

The ecology officer reviewed the PRA submitted with the application and concludes the development will have no adverse impact on roosting bats.

As the proposed works will cause no harm to bats, the proposed development is considered compliant with policy EN12 of the Reading Borough Local Plan 2019.

Tree matters



A tree subject to a TPO is positioned to the front of the property on the public highway. Whilst the proposed development is unlikely to affect the TPO, a number of informatives will be included with the decision notice to advise against the TPO tree from being pruned without planning consent.

This development is considered acceptable with policy EN14 and H9 of the Reading Borough Local Plan 2019.

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

TL1
AP1
M3