

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/26/1023 Householder planning permission

Address: 10 CINTRA AVENUE, READING, RG2 7AU

Proposal: Demolition of detached garage, single storey rear extension and 1no. chimney stack. Erection of new pitched roof garage/garden room and single storey rear extension. Including fenestration alterations, external landscaping and 1no. tree removal, to the side and rear elevations (amended description).

Applicant: Mr and Mrs Marshall

Received date: 29/07/2026

Target Decision date: 16/10/2026 (agreed extension of time)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a large, detached dwelling on the west side of Cintra Avenue. There is an 8.95m deep detached garage to the side of the dwelling and a single storey L-shaped rear extension measuring 4.4m in depth at its deepest. There are a number of trees to the front, side and rear of the site. The property is situated in the Christchurch Conservation Area and the Air Quality Management Area.



Left: Site frontage, photo taken by case officer on 19 August 2026.

Right: Rear elevation, photo taken by case officer on 3 September 2026.

2. PROPOSAL AND SUPPORTING INFORMATION

The amended proposal is for demolition of the detached garage and removal of the rear chimney stack. The proposal comprises erection of a new pitched roof garage/garden room with 8m in depth and further extensions to the existing single storey rear extension, proposed to measure 8.7m in depth and 7.6m in width across more than half of the width of the host dwelling. The proposal also includes fenestration alterations, external landscaping and 1no. tree removal, to the side and rear elevations. The fenestration is proposed to be replaced with like-for-like aluminium frame windows.



Proposed Block Plan extract

2.1. Information submitted:

2609-L01 Ecology
2609-S001-P1-Site Location Plan
2609-S100-P1-Existing Floor Plans 1
2609-S101-P1-Existing Floor Plans 2
2609-S200-P1-Existing Elevations 1
2609-S201-P1-Existing Elevations 2
Received 29 July 2026

Preliminary Roost Assessment, John Wenman Ecological Consultancy, dated June 2026
2609-P600-P2 Design and Access Statement
Received 30 July 2026

Ecological Survey Report (Bats), Urban Tree Experts, dated 4 September 2026
Received 10 September 2026

2609-S002-P3-Block Plan
Received 16 September 2026

2609-P200-P3-Proposed Elevations 1
2609-P201-P3-Proposed Elevations 2
2609-P100-P3-Proposed Floor Plans 1
2609-P101-P3-Proposed Floor Plans 2
2609-S004-P4-Proposed Parking Provision
Received 1 October 2026

3. **RELEVANT PLANNING HISTORY**

None.

4. **CONSULTATIONS**

The following were consulted:

- RBC Transport Development Control – No objections subject to conditions and minor revision.
- RBC Natural Environment – No objections, subject to condition to secure tree protection as submitted.
- RBC Conservation Officer – Revisions requested to reduce the scale of rear extension and retain the front chimney stack. No objection to revised plans.
- RCAAC – No comments received.
- Ecology Consultee – No objections.

A site notice was also erected at the front of the site on 19 August 2026 in the public interest. No letters of representation were received.

Following discussions with the agent, revised drawings were submitted which included the following changes to the original proposal:

- Reduced depth of the proposed rear extension.
- Reduced solar panel coverage on the garage roof.
- Removal of roof terrace balustrades.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF Annex A).

National Planning Policy Framework August 2026 (NPPF)

S3: Presumption in favour of sustainable development

DP3: Key principles for well-designed places

HE9: Conservation areas

TR4: Street design, access and parking

N2: Improving the natural environment

National Planning Practice Guidance 2014 as amended

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

EN3: ENHANCEMENT OF CONSERVATION AREAS

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

EN14: TREES, HEDGES AND WOODLANDS

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

SPD

Design Guide to House Extensions 2021

Revised Parking Standards and Design 2011

Other documents

Christchurch Conservation Area Appraisal 2024

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. APPRAISAL

Design and heritage implications

Policy HE9 (Conservation areas) of the NPPF requires development proposals to retain and conserve buildings and other features which contribute positively to the character and appearance of a conservation

area. The policy also requires proposals which conserve those elements of a conservation area which make a positive contribution to the area to be supported.

Policy H9 (House extensions and ancillary accommodation) of the RBLP states that householder development 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 (Design and the public realm) also sets out relevant considerations for design. Policy EN1 (Protection and enhancement of the historic environment) seeks to protect and where possible enhance historic features, including their settings, while Policy EN3 (Enhancement of conservation areas) also states "The special interest, character and architecture of Conservation Areas will be conserved and enhanced."

The proposed development has been amended in response to feedback from the case officer and the Conservation Officer. The original scheme proposed the removal of the front and rear elevation chimney stacks; the front chimney stack is now proposed to be retained. This is because the chimney stack positively contributes to the historic and architectural character of the property and the wider street scene.

The rear extension has been scaled down to 8m in depth, reduced from over 9m in depth. While this is a large rear extension, the plots on Cintra Avenue are spacious with large rear gardens. As such, the proposed extension sits comfortably within the wider plot and will not appear overbearing nor visually dominant. The roof form has also been revised to a flat roof with a parapet to mirror the existing 1950s rear extension, resulting in a coherent and attractive rear elevation. The proposed roof terrace balustrades have been removed from the proposal, and the existing external door will remain as per existing. A condition is recommended however to prevent the use of the flat roof of the new extension only as a roof terrace for amenity reasons. There are no views to the rear of the site from the public spaces in the Conservation Area, and, therefore, the impact of the proposal has a whole is limited on its character.

The increased depth of the garage is also limited in its existing context, and as such will not have any harmful impact on the character of the site nor the wider street scene. Overall, there are no concerns to raise with regards to the design of the alterations and extensions and their impact on the Conservation Area.

Residential amenity

Policy P3 (Living conditions and pollution) of the NPPF requires proposals to provide healthy living conditions for occupiers and neighbouring residents, in line with local policies. Policy CC8 (Safeguarding amenity) of the RBLP requires all development to have no detrimental impact on neighbouring residents and future occupiers. Policy H10 (Private and communal outdoor space) requires all residential units to have access to reasonably sized outdoor amenity space.

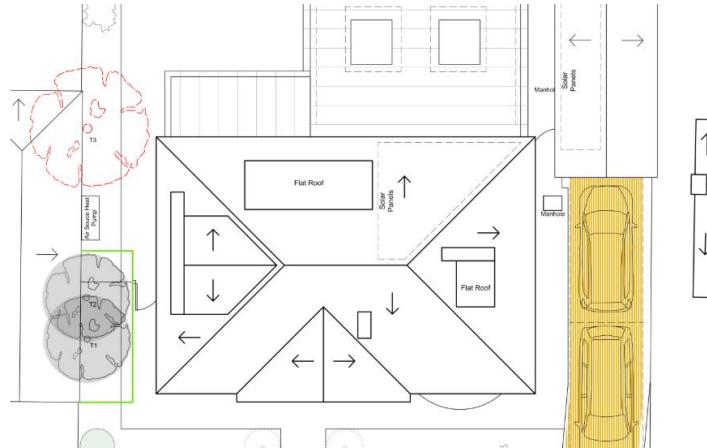
There are no identified risks to residential amenity of the neighbouring properties.

Tree protection

Policy N2 (Improving the natural environment) of the NPPF requires development to contribute positively to the natural environment, including by conserving and enhancing existing natural features of visual, historic or nature conservation value (e.g. established trees and hedges) where possible. Policy EN14 (Trees, hedges and woodland) of the RBLP requires all trees, hedges and woodlands to be protected from damage or removal where they are of importance.

One tree (identified as T3 on the site plan) is proposed to be removed at the side of the property on the boundary with the neighbouring no.12 Cintra Avenue. This has been reviewed by the RBC Natural Environment team and is supported in this case due to the poor form of the tree and its unsustainable

location. The proposed tree protection to the retained trees at the side of the property (T1 and T2 as shown on the plan extract below) is also appropriate to the scale of the works proposed and a condition is recommended to secure these works for the duration of the construction period.



Parking

Policy TR4 (Street design, access and parking) of the NPPF is to give first priority to sustainable modes of transport (walking, wheeling and cycle movements) and so far as is possible facilitate easy access to high-quality public transport.

Policy TR5 (Car and cycle parking and electric vehicle charging) of the RBLP requires all development to provide car parking and cycle parking that is appropriate to the location and accessibility of the site to the sustainable transport facilities in the Borough.

Although the replacement garage will be smaller than the existing in depth this is not considered harmful as there is adequate space on the existing driveway to accommodate 2 vehicles. As such, there are no transport related objections to the proposal.

7. CONCLUSION

The application has been assessed in line with national and locally adopted policies and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT PERMISSION

Recommended conditions:

1. Time limit (standard)
2. Approved plans
3. Materials to match
4. Tree protection as specified
5. Use of flat roof restricted (new extension only)