

EASTERN AREA PLANNING COMMITTEE

05TH AUGUST 2026

UPDATE REPORT

Item No: (1) **Application No:** 25/01252/FUL **Page No.** 11 - 41

Site: Land at Appletree Cottage, Pangbourne Road, Upper Basildon, Reading, RG8 8LN

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Extension of time

An extension to the deadline for a decision has been agreed with applicant to 4th September 2026.

3. Additional Consultation Responses

Public representations:	N/A
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4. Planning Policy

In section 5.2 of the agenda committee report, insert:

- Basildon Parish Plan (2008)

5. Character and appearance

Replace paragraph 6.14 of the agenda committee report with:

- 6.14 Landscaping surrounding the site contributes strongly to the character of the area and helps to soften built form into the rural area. Conditions securing details of both hard and soft landscaping are recommended to be attached to any permission granted. A condition removing permitted development rights for outbuildings and extensions is also recommended; whilst an outbuilding to the rear may be acceptable, it would need to be assessed for acceptability in terms of the impact on the rural character to the rear of the property. A rear extension would be outside of the settlement boundary and given the sensitive location where the settlement transitions into the countryside, it is considered that this matter needs to be controlled by condition.

6. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to condition 27 being amended to read:

27.	PD rights – extensions/outbuildings/windows Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings
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	or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and/or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose. Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policies SP8 and DM30 of the West Berkshire Local Plan Review 2023-2041, the Quality Design SPD and the Basildon Village Design Statement (2001).
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And the following additional conditions:

30.	Access use The new access hereby approved shall be used in connection with the new dwelling only. Reason: In the interest of highway safety. An intensification of the use would not be acceptable. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP19 of the West Berkshire Local Plan Review 2023-2041.
31.	Garage use The garage building hereby permitted shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling hereby approved. Reason: The application has not been assessed on the basis of the separate use of the garage building, and such a use may not be acceptable. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP1, SP2, DM28, DM30 and DM44 of the West Berkshire Local Plan Review 2023-2041.