SUPPORTING STATEMENT AND PHOTOGRAPHS

Retention of relocated oak-framed garden shelter, link roof (BBQ shelter), log store and rear patio

Site	Apple Tree Cottage, Church Lane, Arborfield, Reading RG2 9JA
Applicant	Mr & Mrs L Haughton
Application type	Householder – retrospective
Related references	052657 (summer house, 2005) · 232075 (extensions, 2023) · RFS/2026/091817
Document	ATC-GS-09 Rev A · 31 October 2026

1. Introduction

This statement supports a retrospective householder application to regularise garden structures and a rear patio at Apple Tree Cottage. It is submitted following the Council's site visit on 23 October 2026 and its subsequent request, under case RFS/2026/091817, that an application be made. It should be read with drawings ATC-GS-01 to ATC-GS-08.

2. Background

Planning permission was granted in June 2005 (ref. 052657) for an oak-framed summer house / BBQ shelter in the rear garden. It stood on the western side of the garden, beside the house, from then until 2024 (Photographs 1–3).

Planning permission 232075 (November 2023) approved the extension of the house. The approved ground floor plan shows the existing BBQ shelter to be dismantled as required, with its remaining walls retained and given a flat roof. During construction the oak frame sat too close to the building line of the new extension to remain in place. Rather than discard it, the original oak frame was carefully dismantled and re-erected a short distance away, set back so that it is usable from the patio. The retained walls were roofed as approved to form a log store, and a short flat link roof was added between the two to form an open BBQ shelter.

3. The development as built

Element	Description	Key dimensions
Oak-framed shelter	Original 2005 oak frame re-used; open-fronted to the east; clad in 150 mm horizontal oak boards on its other sides; red plain clay tiles to match the house.	4255 × 3280 mm (roof 3560 mm wide); eaves 2320 mm; ridge 4000 mm
Link roof / BBQ shelter	Open-sided flat roof spanning between the oak frame and the log store.	2960 mm long; 2180 mm high
Log store	Walls of the original BBQ shelter retained with a flat roof, as shown on the 232075 drawings.	4085 × 1570 mm; 2430 mm high
Rear patio	Paved hard surface along the rear of the house, at ground level.	See site plan ATC-GS-07
Boundary distances	To the western (Parkhill) boundary.	Oak frame wall 1300 mm; roof edge 1100 mm; log store 1360 mm

The structures are used for purposes incidental to the enjoyment of the house: outdoor cooking and seating, garden storage and log storage.

4. Planning assessment

Character and appearance. The shelter re-uses the original oak frame and is finished in oak cladding and clay tiles to match the house. It is single storey, modest in scale and sits behind the house, where it cannot be seen from Church Lane (see street scene, ATC-GS-07).

Neighbouring amenity (Parkhill). The structures are single storey with low eaves (2320 mm). The roof of the oak frame pitches away from the boundary, with its gable ends facing north and south, so the part nearest Parkhill is the low eaves line. The side facing Parkhill is fully clad and has no openings, so there is no overlooking. An established boundary hedge of approximately 2.5 m screens the structures up to around eaves level (sections, ATC-GS-06; Photographs 4, 5 and 7). A structure of similar form and scale stood on the same western side of the garden for nearly twenty years under permission 052657.

Rear patio. The patio is a ground-level hard surface to the rear of the house, which would ordinarily fall within Class F, Part 1, Schedule 2 of the GPDO 2015. It is included here at the Council's request so that all the works are regularised together.

5. Conclusion

The application seeks to regularise the relocation of a garden structure that already had planning permission, re-using its original oak frame, together with works shown in principle on the approved 232075 drawings. The development is modest, traditionally detailed, screened from Parkhill and not visible from the street. It is respectfully requested that planning permission is granted.

6. Photographs

Photographs 1–3 show the original 2005 oak-framed shelter in its approved position, before the extension works. Photographs 4–9 show the same oak frame as relocated and the associated works as they are now.

Before – original shelter (permission 052657)



Photograph 1 – Rear of the house before the extension works. The original oak-framed shelter, with its clay-tiled roof and open front, stands on the left (western) side.



Photograph 2 – Earlier photograph of the rear garden, showing the original shelter beside the house and patio.



Photograph 3 – Earlier photograph of the original shelter, showing the oak posts, curved brace and clay-tiled roof now re-used.

After – relocated shelter, link roof, log store and patio



Photograph 4 – Rear garden today. The relocated oak shelter (left of the extension) sits below the established boundary hedge.



Photograph 5 – View along the western side of the garden, showing the shelter set against the boundary hedge and the ground-level patio.



Photograph 6 – Relocated oak-framed shelter from the east: open front, original posts and curved braces, clay-tiled roof.



Photograph 7 – South gable: original oak frame with oak boarding; boundary hedge to the left.



Photograph 8 – Log store formed from the retained walls with a flat roof (as approved under 232075), with the oak shelter beyond.



Photograph 9 – Detail of the re-used original oak post, beam and brace.