

Property Potential with Planda's Reports



Councils Partnered

We have partnered with 350+ councils

1 billion+

Data points analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

99%

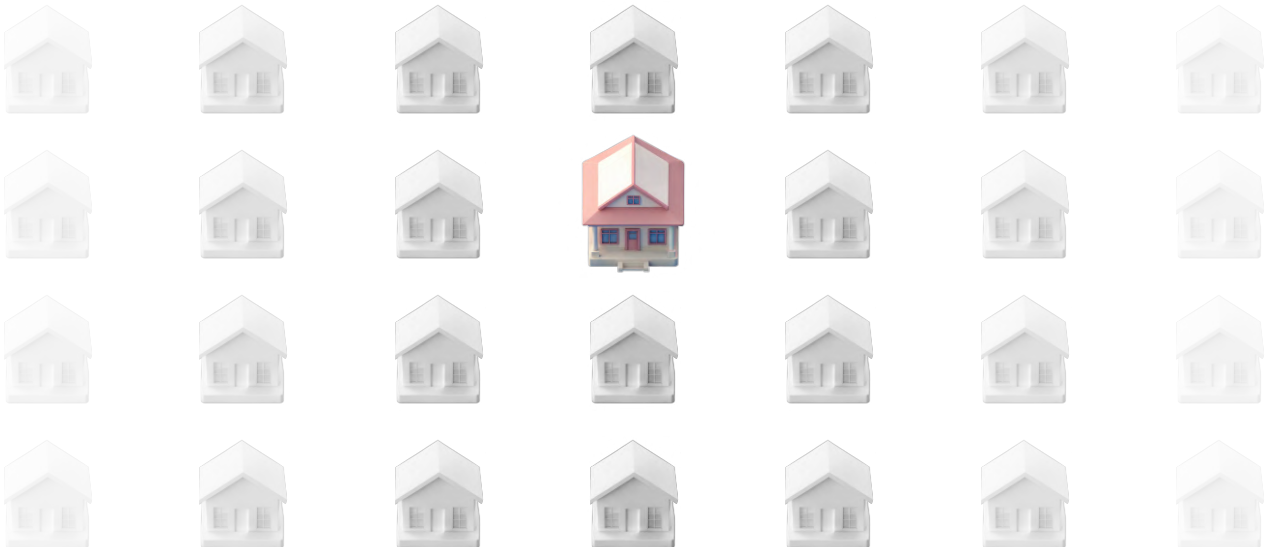
Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

17 mil+

Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

Comply with Regulations

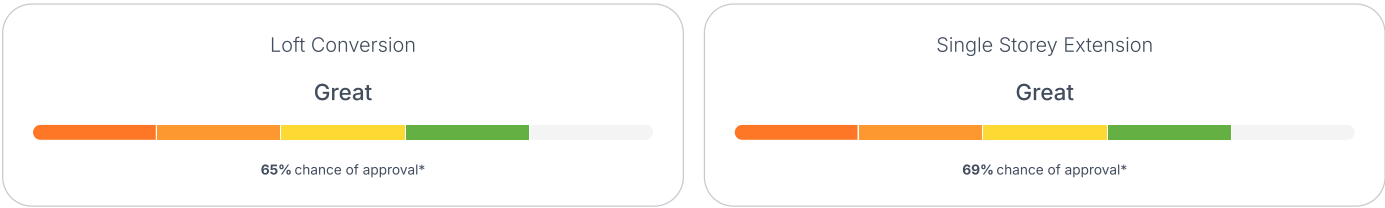
Stay compliant with Planda's planning overview, helping buyers and renters make smarter decisions with relevant material information.

What can I build at my new home?

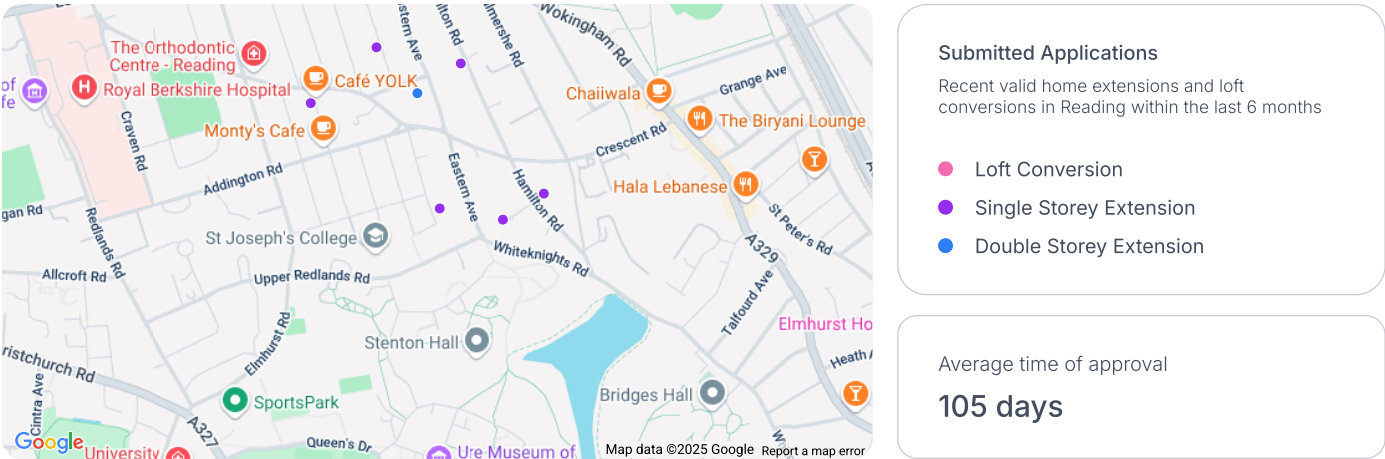
7, Cardigan Gardens, Reading, RG1 5QP

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

A snapshot of your chances of approval:



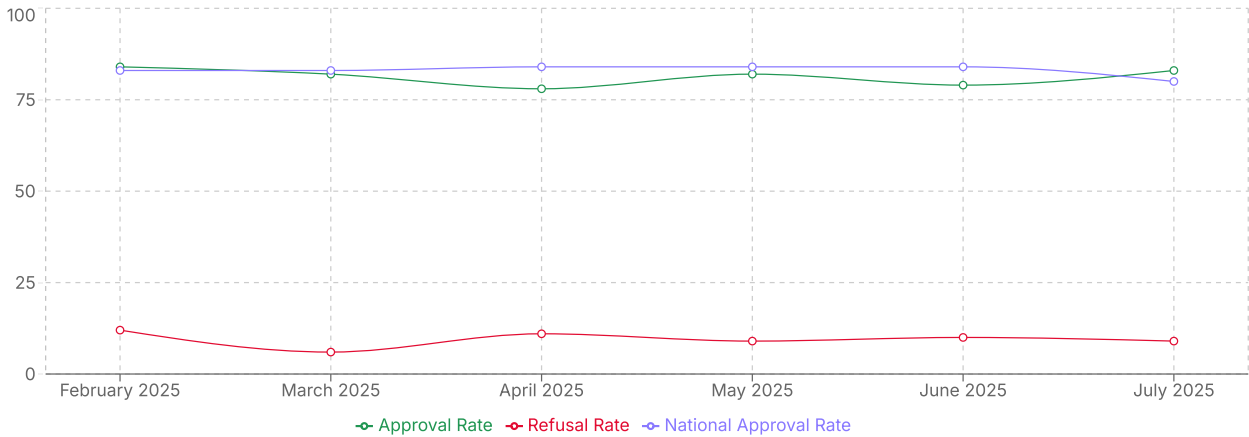
Snapshot of your area:



While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

Overview of your council:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.



*Planda's approval rating is an AI-driven estimate based on trends from planning applications, decision notices, council policies, and local data from the past 8 years. It assumes a comprehensive application is provided. For guidance, consult a professional to enhance approval chances. Actual outcomes may vary depending on council decisions and application details.

Local Planning Insights for Loft Conversions

Predicted Chances for Approval

Our analysis indicates that you have a **65% chance** of obtaining planning permission for a loft conversion.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

18

The number of loft conversions that have been approved in the last 6 months in Reading council

0

The number of loft conversions that have been approved within a 500m radius to you in the last 6 months

203 days

An estimated timeline for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Reading. Here are our recommendations based on common refusal points to consider when preparing your application.

- Avoid excessive width and bulk in proposed extensions to maintain visual harmony with surrounding properties and prevent street scene domination.
- Maintain adequate height and distance from boundary lines in new extensions to avoid creating a visually overpowering effect on neighboring properties.
- Design dormers that complement the existing roofline and avoid features that would be overly prominent or incongruous with the property's character.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Loft Conversion

Approved

20 Cardigan Gardens Reading 5QP RG1

● 37 meters away

[ref 210377](#)

01.04.2021



Loft Conversion

Approved

40 Cardigan Road Reading 5QL RG1

● 141 meters away

[ref 190390](#)

02.05.2019



Loft Conversion

Approved

55 Eastern Avenue Reading 5SQ RG1

● 166 meters away

[ref 191599](#)

09.12.2019

Local Planning Insights for Single Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **69% chance** of obtaining planning permission for a single storey extension.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

89

The number of single storey extensions that have been approved in the last 6 months in Reading council

5

The number of single storey extensions that have been approved within a 500m radius to you in the last 6 months

61
days

An estimated timeline for decisions to be made, based on historical data and current trends

Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Reading. Here are our recommendations based on common refusal points to consider when preparing your application.

- Verify the existing use of the property before applying, especially in areas with restrictions on changes of use, to avoid complications with planning policies.
- Follow all advice and guidance provided by the local planning authority closely to demonstrate cooperation and increase chances of approval.
- Design extensions that harmonize with the character and scale of the existing building to avoid appearance as discordant or dominant structures.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Single Storey Extension

Approved

98 Cardigan Road Reading 5QW RG1

● 30 meters away

[ref 230561](#)

27.06.2023



Single Storey Extension

Approved

83 Cardigan Road Reading 5QW RG1

● 39 meters away

[ref PL/24/1535](#)

14.01.2025



Single Storey Extension

Approved

28 Cardigan Gardens Reading 5QP RG1

● 47 meters away

[ref 180124](#)

14.03.2018

Previous Applications Overview

7 Cardigan Gardens, Reading, RG1 5QP

Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

Past Planning Applications at 7 Cardigan Gardens

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 5 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria
in the last 8 years."

Other Applications at 7 Cardigan Gardens

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria
in the last 8 years."

Developments in the Local Area

Council Development Activity

Council development rate compared to the national average

High



70 New Applications submitted

within 500m in the last year.

305 Planning Applications approved

within 500m in the last 8 years.

Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

Terrace House Conversion (From 2 Flats to 1 Residence)

Proposed conversion of two flats back to a single residence terrace house

7 Cardigan Gardens Reading 5QP RG1

● 4 meters away

[ref PL/24/1085](#)

Approved

14.10.2024

Rear Extension (Permitted Development)

Rear extension measuring 4.6m in depth, with a maximum height of 3.3m, and 2.9m in height to eaves level. Notification...

98 Cardigan Road Reading 5QW RG1

● 30 meters away

[ref 230561](#)

Approved

27.06.2023

Rear Box Dormer & Roof Lights (Alterations)

Rear box dormer and roof lights

20 Cardigan Gardens Reading 5QP RG1

● 37 meters away

[ref 210377](#)

Approved

01.04.2021

House (Single Storey Rear Extension)

Proposed single storey rear extension

83 Cardigan Road Reading 5QW RG1

● 39 meters away

[ref PL/24/1535](#)

Approved

14.01.2025

Extension & Internal Alterations

Demolition of existing outbuilding, proposed single storey extension and internal alterations to provide downstairs bathr...

96 Eastern Avenue Reading 5SF RG1

● 75 meters away

[ref 210525](#)

Approved

01.06.2021

Outbuilding Replacement

Demolition of existing outbuilding and replacement with new.

66 Foxhill Road Reading 5QR RG1

● 113 meters away

[ref 220783](#)

Approved

21.11.2022

4-Bedroom HMO Conversion with Rear Extension

Change of use from C3 to a 4-bedroom C4 HMO with minor interior amendments and rear extension (amended)

48 Cardigan Road Reading 5QL RG1

● 126 meters away

[ref 221856](#)

Approved

10.02.2023

Wider Area Overview

Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

Sui Generis HMO Conversion (12 Persons) Change of Use from small House in Multiple Occupation (C4) to a large Sui Generis House in Multiple Occupation com... 1 Upper Redlands Road Reading 5JJ RG1	● 80 meters away	ref 171677	19.01.2018	Approved
2 Flats (Conversion) Conversion of the existing building to two additional two bedroom flats and associated fenestration 67 A Foxhill Road Reading 5QR RG1	● 97 meters away	ref 190318	11.10.2019	Approved
6 Dwellings (Conversion/Extension) Conversion of large HMO (Sui Generis) to 5 self-contained dwellings coupled with side a extension, dormers and other ... 81 Hamilton Road Reading 5RB RG1	● 260 meters away	ref 221393	21.04.2023	Approved
2 Four-Bedroom Terraced Dwellings (New Development) Erection of two end-terrace 4 bed dwellings following demolition of existing detached bungalow and removal of four ad... 105 Addington Road Reading 5PZ RG1	● 272 meters away	ref 191186	17.06.2021	Approved
House in Multiple Occupation (6 Bedrooms) Certificate of Lawfulness for the existing use of the property as a 6 person / 6 bedroom C4 House in Multiple Occupation 58 Addington Road Reading 5PX RG1	● 274 meters away	ref 200368	28.07.2020	Approved
4 Flats (Extension) Single storey rear extensions and dormers to both 99 and 101 AddingtonRoad with the creation of an additional bedroo... 99 101 Addington Road Reading 5PZ RG1	● 279 meters away	ref 190753	06.09.2019	Approved
Change of Use to Single Residential Unit Proposed change of use from healthcare clinic with residential over to single residential unit White House 41 Eastern Avenue Reading 5RX RG1	● 292 meters away	ref 231664	03.05.2024	Approved
2 Bed Dwelling (Conversion) Change of use from motorcycle workshop (Class B1c) to 2 bed dwelling (Class C3), with various external alterations 36 A Hatherley Road Reading 5QA RG1	● 360 meters away	ref 191875	27.07.2020	Approved
8 En-Suite Bedrooms (Refurbishment & Extension) Re-cladding to rear dormer window and reinstatement of gable. New roof to rear extension. Replacement windows. Ref... 71 Alexandra Reading	● 363 meters away	ref 182162	05.03.2019	Approved

Wider Area Overview

Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.

14 Apartments (New Development) Demolition of hotel and erection of 14 apartments. 70 78 Wokingham Road Reading 1JL RG6	● 580 meters away	ref 211714	06.01.2023	Approved
2 Houses in Multiple Occupation (9 Bedrooms Each) Demolition of single-storey rear extension, followed by construction of replacement single-storey rear extension, intern... 6 And 8 Alexandra Road Reading 5PE RG1	● 757 meters away	ref 190801	13.09.2019	Approved
14 Apartments (New Development) Construction of a part five part three storey building of 14 residential apartments (C3) and associated under croft car pa... Land Adjacent 300 Kings Road Reading 4HP RG1	● 903 meters away	ref 180683	13.02.2019	Approved
130 Residential Units (New Development) Consultation from reading Borough Council for the following proposal - Demolition of existing buildings and Gas holder ... Gas Holder Alexander Turner Close Reading 3EA RG1	● 1241 meters away	ref 191559	19.06.2019	Approved
20 Houses (Variation of Condition) Application to vary condition 3 following the grant of planning consent (F/2013/0517) for the proposed demolition of exis... Plot 2 Culver Lane Earley 1DY RG6	● 1247 meters away	ref 180893	17.07.2018	Approved
130 Flats (New Development) Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in h... Gas Holder Alexander Turner Close Reading 3EA RG1	● 1270 meters away	ref 190627	16.07.2021	Approved
43 Residential Units (Extensions and Mews Houses) One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential ... Clarendon House 59 75 Queens Road Reading Berkshire 4BG RG1	● 1396 meters away	ref 180909	07.02.2019	Approved
43 Residential Units (Extension & Mews Houses) One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 residential with ... Clarendon House 59 75 Queens Road Reading 4BN RG1	● 1401 meters away	ref 211508	03.02.2022	Approved