
Design Report

Planning Application for proposed garage, 9 Elsley Road, Tilehurst Reading

13 October 2020

Application Reference: 191460

Appeal Reference APP/E3045/W/19/3242896

This report has been prepared in support of the proposals for a new attached double garage located to the front of the existing dwelling at 9 Elsley Road, Tilehurst, Reading.

Where appropriate consideration has been given to the requirements of Policies CC7 and H9 of the Reading Borough Local Plan (Adopted November 2019).

Any “side” extension would significantly impact all of the windows on this side of the existing dwelling to the detriment of living conditions and amenity so a “front” extension is proposed.

Existing Dwelling

The orientation of the existing dwelling isn't as expected with all principle fenestration to north and south “side” elevations rather than the usual front and rear. The consequence of this is that any “side” elevation will significantly impact these windows and particularly those to the kitchen and adjacent dining room.

Building Line

Whilst not enshrined in planning law the use of an implied “building” line can be very useful in determining the appropriate location for “development”. This was initially used in the creation of the separate plot to the north. The same line, generated between nos. 1 and 17 Elsley Road, has been used for these proposals with the proposals set well back from the front of the dwelling at no. 17 as well as the existing garage now used as an annexe.

Garage Size

The garage has been sized in accordance with the requirements of Reading Borough Council's Revised Parking Standards SPD adopted 31 October 2011 (section 8 page 32) being marginally shorter than required but of the requisite width. This size could not be achieved with a side extension whilst maintaining natural light and ventilation to effectively half of the habitable accommodation on the ground. By wrapping the proposed garage round the corner of the property it has been possible to provide this size of garage whilst retaining the form of the lean to.

Design (Policy CC7)

The current "front" elevation is practically devoid of any interest or detail with a single window and the relatively small lean to. The intention of these proposals is that the single ground floor window is retained as is much of the lean to that has, turn, generated the form of the new garage. Maintaining this roof pitch has provided a roof with sufficient headroom to provide an en-suite bathroom to one of the first floor bedrooms.

A dormer has been introduced to provide natural light and natural ventilation to the new en-suite bathroom. This will also create some vertical emphasis in the elevation, in response to the observations of the planning inspector whilst still retaining the softening of the massing by hipping the roof back.

When read in the context of the street scene the proposals appear relatively insignificant but do retain a reasonable gap to neighbouring buildings, something that would not happen with a side extension.

The use of the hipped roof with the projecting dormer will not present a large blank facade to public areas and will have no impact on neighbours.

Entrance door currently "hidden" on arrival but would be far more apparent with new vehicular entrance.



Garden front would be compromised by any side extension which would be regrettable.



Mindful that pebble dashed render is extremely difficult to match satisfactorily it is proposed to utilise facing brickwork as on the gable ends of the existing dwelling.

Green Link (Policy EN7)

Maintaining a significant gap between the proposed garage and the existing annexe will ensure that the Green Link generated through the West Reading Woodlands is not compromised.

Amenity (Policy CC8)

Positioning the garage as proposed will ensure that the amenity of the habitable rooms is not compromised particularly in the context of the access to sunlight and daylight. A side extension would have a significantly impacted the kitchen to the left and an extension any further to the right could dominate the outlook from this room.

Biodiversity (Policy EN12)

The proposals will have no adverse impact on biodiversity within the garden of the property.