

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/25/0267 Householder planning permission

Address: 232 TILEHURST ROAD, READING, RG30 2NE

Proposal: Single storey rear extension to existing dwelling, removal of side chimney and works to reduce front garden ground level to provide parking space for two vehicles.

Applicant: Priya Constructions Limited

Received date: 19/02/2025

Target Decision date: 16/04/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site comprises a bay fronted, two storey semi-detached property, constructed from red brick and red tiled hipped roof, and retains 3 original chimneys. The property is positioned upgradient from the Tilehurst Road, has a private frontage which has partially been converted to provide off-street parking with flower beds in front of the bay window. The property benefits from a large north facing rear garden which had been cleared back to the boundary treatments at the time of the site visit. The adjoining property at 230 Tilehurst Road benefits from a single storey brick built rear extension as well as an adjoining pergola/covered garden structure. Nearby properties have benefited from extensions of varying design and scale.

Site visit date: 6th March 2025



Existing rear elevation.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal includes demolition of the existing small rear extension and the creation of a new single storey rear extension to existing dwelling, with a maximum projection of 4m extending across the width of the existing host property. The extension will have a lean-to style roof with a maximum eave's height of 2.3m and a ridge height of 3.6m where it adjoins to the rear elevation of the host property. Two skylights in the new rear roof slope, new window and Bi-Fold doors to the new rear elevation and new window to side elevation. The materials used in construction will match those of the existing property.

The proposal includes the complete removal of the side chimney above and below the roof, along with works to remove the internal chimney breasts at ground floor and first floor level on the adjoining wall.

The proposal includes works to reduce the front garden and increase the width of the off-street parking area for up to two vehicles, along with associated landscaping works.

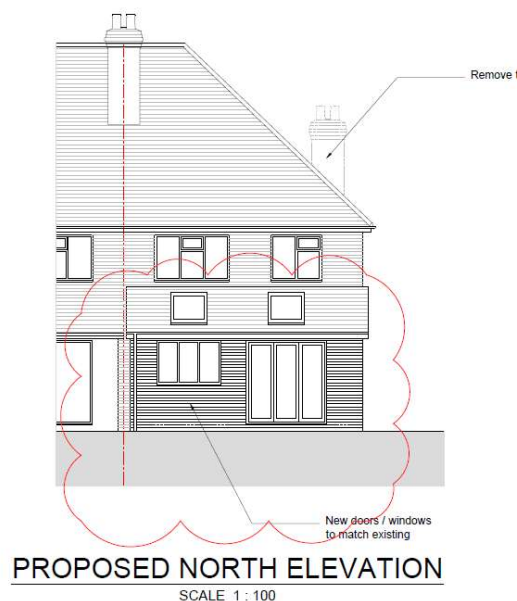
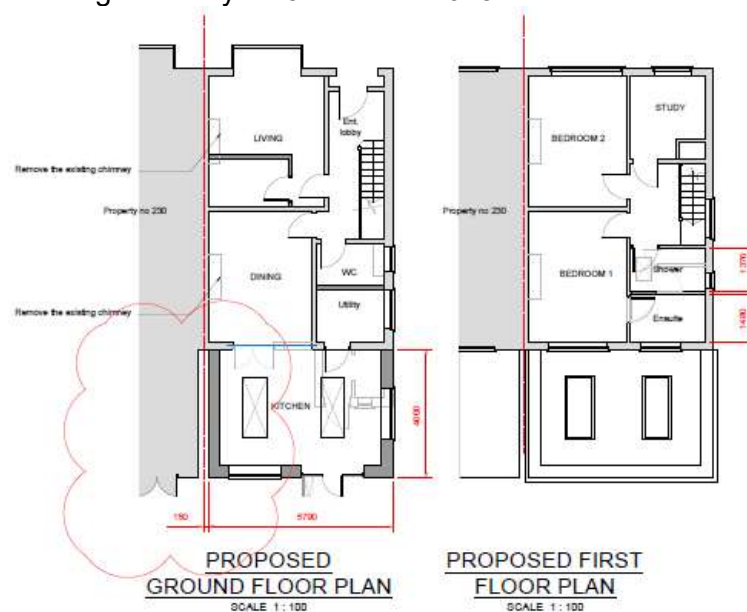
Plans & Documents considered:

Drawing no: P1612-01-Location & Block Plan, dated Feb 25
 Drawing no: P1612-02-Plans and Elevations, dated Feb 25 superseded
 Drawing no: P1612-03-Ground Level, dated Feb 25 superseded
 Received by the Local Planning Authority on 19th February 2025

Drawing no: 1612-03 Rev A-Ground Level (Proposed Landscape Detail) revised 27/03/25 superseded
 Received by the Local Planning Authority on 27th March 2025

Drawing no: 1612-03 Rev B-Ground Level (Proposed Landscape Detail) revised 27/03/25
 Received by the Local Planning Authority on 27th March 2025

Drawing no: P1612-02A-Plans and Elevations (REV 310325), dated Feb 25
 Received by the Local Planning Authority on 31st March 2025



3. RELEVANT PLANNING HISTORY

PL/25/0266 – Proposed Rear Dormer – CLP - Withdrawn by agent 11th March 2025

PL/25/0393 – Removal of side chimney, hip to gable with rear dormer with 2 roof lights in the front – undecided

4. CONSULTATIONS

The planning notice was attached to nearby street furniture on 3rd March 2025 and left in place for a minimum of 21 days for the duration of the public consultation period.

2 letters of representation have been received as follows:

Neighbour - 240 Tilehurst Road - Object

Neighbour - 230 Tilehurst Road – Object

Summarised comments:

Concerns raised that the rear extension appears to connect to the adjoining property/original plans show the proposed rear extension crosses over the red boundary line, encroaching on no.230 Tilehurst Road. Comments made regarding the removal of the chimney breasts at ground and first floor level. Comments about the property being turned into an HMO.

5. 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. LEGAL AND PLANNING POLICY CONTEXT

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'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
TR3 (Access, Traffic and Highway related Matters)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and The Green Network)

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house 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 also sets out relevant considerations for design.

The proposed single storey 4m rear extension is considered acceptable in terms of character, scale, location and materials. The proposed extension is to be constructed in materials to match the host property. It is not considered that the proposed extension will be detrimental to the host property or neighbouring properties.

Officers consider the application is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan 2019.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

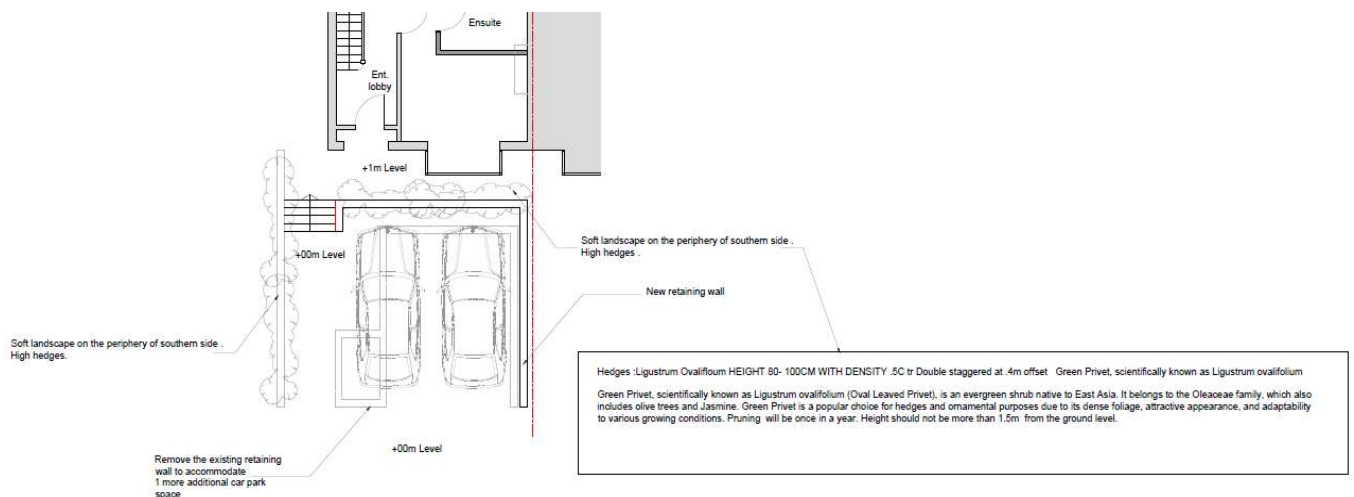
The proposed single storey rear extension is to be largely the same footprint as that of the adjoining neighbour. The overall ridge height and eaves height are acceptable. No windows have been placed in close proximity to neighbouring properties, the extension is not considered overbearing nor is it considered detrimental to the host property or neighbouring property, the extension will not create overshadowing or be detrimental to privacy or day light. The property retains a large rear garden which is mainly laid to lawn.

The proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport Matters

As the application includes amendments to the frontage to create additional off-street parking, the Transport Development Control team were consulted.

Many properties along Tilehurst Road have converted all or part of the frontage to create off-street parking. Off-street parking of this design has been in place since before 2009:



Proposed Parking Layout and Landscape Detail

The Transport officer confirms there is sufficient space for 2 off road parking spaces as required in accordance with the Councils current parking standards and design Supplementary Planning Document for a 3-bedroom dwelling and that the property already benefits from an existing dropped kerb.

It should be noted that it is not permitted for vehicles to overhang the public highway as this can constitute an obstruction of the public highway under the Highways Act 1980.

The property is currently accessed via an existing dropped kerb, so no new footway crossing/dropped kerb is required.

The proposal is considered compliant with policies TR3, TR5 and H9 of the Reading Borough Local Plan 2019.

Biodiversity and The Green Network

The site currently provides 1 parking space, as part of this application the applicant seeks to re landscape the front garden area to provide an additional parking space.

The existing off-street parking area to the front of the property is stark in colour and not helped by the material choice (breeze blocks), bland, and incongruous. Officers have worked with the agent to secure Landscaping details to help soften the appearance and off-set the loss of the garden frontage and increase Biodiversity. Hedging will be planted as per the plans along with a 5-year maintenance program which will also be secured via a condition.

The proposal is considered compliant with policies EN12 and H9 of the Reading Borough Local Plan 2019.

8. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

9. RECOMMENDATION

GRANT

Recommended conditions:

TL1
AP1
M1
L4A
DC1