

DELEGATED APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/25/0195 Householder planning permission

Address: 1 SEED GROVE, TILEHURST, READING, RG31 6PZ

Proposal: Single storey extension to existing garage.

Applicant: Jo Martin and Gill Cain

Received date: 07/02/2025

Target Decision date: 05/05/2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a detached two-storey dwelling with a detached garage. Seed Grove is a crescent typified by large open front gardens in a curved shape.

Site visit date: 19/03/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a an extension to the detached garage to house a golf simulator. It is proposed to be set back and down from the main part of the garage. Plans and considered;

Drawing number 2500-00 Rev A – Location/Block Plan

Drawing number 2500-01 – Existing Plans

Drawing number 2500-02 Rev A – Proposed Plans

As received on the 4th of February 2025

Drawing number 2500-03 – Proposed Landscape Plan

As received on the 25th of March 2025

3. RELEVANT PLANNING HISTORY

App Ref: PL/19/0572/HOU

Proposal: New porch to replace existing overhang.

Decision: Approve on 4th of September 2019

4. CONSULTATIONS

The site notice was posted on the 19th of March 2025 and the consultation period ran through to the 9th of April 2025. No letters of representation have been received from the public.

5. LEGAL AND PLANNING POLICY CONTEXT

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.

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 2024

National Planning Practice Guidance 2019 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodland)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPD 2021

Tree Strategy 2021

6. APPRAISAL

Character and Appearance

Policy H9 states that alterations to a house will be acceptable where it respects the character of the house in terms of location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole. Policy CC7 also sets out relevant considerations for design.

The proposed garage extension looks broadly similar to the rest of the garage including roof form and materials proposed and it would remain a subservient addition. The open nature of the front gardens of the Crescent is a positive feature of the street. Further massing forward of the building line is generally detrimental to this. However, it is noted that the set back of the extension softens this by retaining the curve of the building line. An additional tree is also proposed, to soften the impact. There are examples of front additions/outbuildings within the wider street scene, and it is not considered to be so harmful to warrant a refusal.

In summary, the appearance of the proposed extension is sufficiently sympathetic but further massing of this type in this location is generally detrimental to the character of the area. However, with the addition of the tree secured in the new landscape plan, this mild harm is considered to be offset sufficiently.

Further to the above analysis, the proposal due to site specific circumstances and the design of the proposal, meets the character considerations of local policies H9 and CC7.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not harm the privacy amenity of neighbouring sites. Policy CC8 states alterations to a house will be acceptable where they will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The size and location of the proposed garage would ensure the avoidance of any loss of privacy, light, or overbearingness. Further to this analysis, the proposal is considered to meet the aims of local policies H9 and CC8.

Trees

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

No damage to existing off site trees are deemed likely to result from the proposal. An additional tree has been secured by the landscape plan in part to soften the proposal. As such, the proposal is considered unlikely to result in a net loss of biodiversity or geodiversity, and the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

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.

8. RECOMMENDATION

Recommended Conditions:

1. TL1 Standard time limit
2. Materials as specified
3. AP1 Approved plans
4. L4A Landscape Implementation (as specified)
5. Ancillary