

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref: PL/25/0472 Householder planning permission

Address: 19 DEANS FARM, CAVERSHAM, READING, RG4 5JZ

Proposal: Replacement of up and over garage door with a roller door

Applicant: Robert Williams

Received date: 26/03/2025

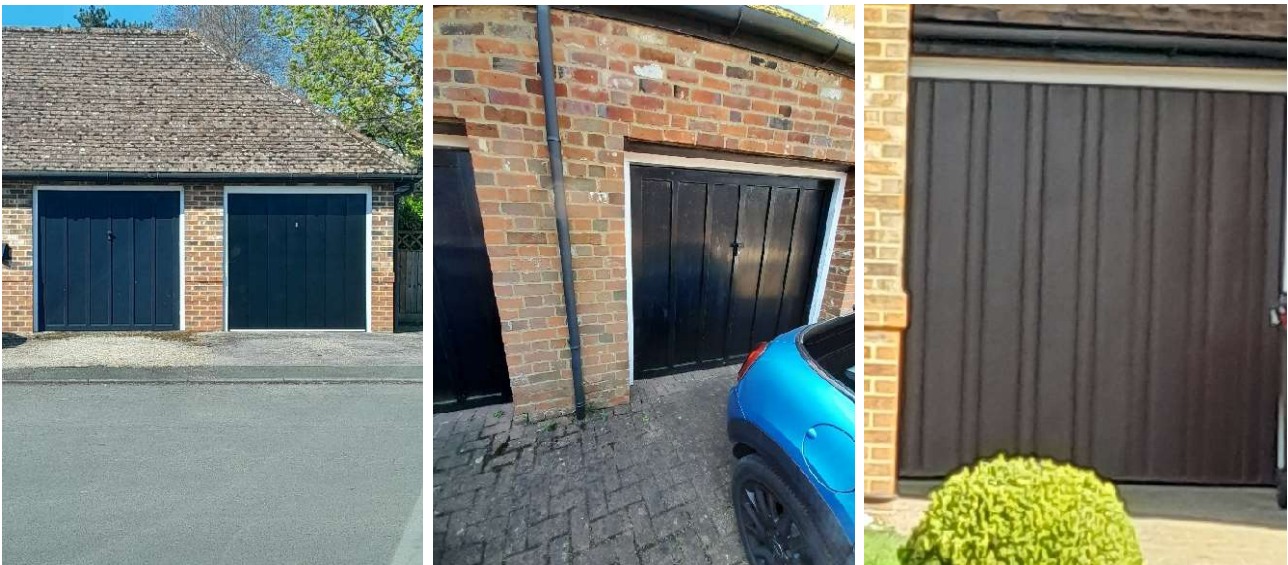
Target Decision date: 21/05/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application relates to a single garage set within a block of garages within the Deans Farm a gated community constructed and set around the Grade II Listed Dean Farmhouse. The properties have garages laid out in blocks, which are constructed from brick with tiled pitched roofs and finished with timber up-and-over garage doors. A number of the garage doors are original timber construction from when the community was constructed in the late 90's, though some have recently been changed and modernised to differing styles and materials, which can be seen below from the photographs taken at the time of the site visit. Whilst the former Dean Farmhouse is Grade II Listed, the new properties and garage in question is not listed, and is in a separate detached block of garages located some 30m from the Listed Farmhouse.

Site visit date: 3rd April 2025



Examples of garage doors in Deans Farm



Application site highlighted in red. Grade II Listed Farmhouse highlighted in purple.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a replacement of garage door serving property no.19 Deans Farm. The existing up and over garage door is to be replaced with an electric roller door insulated with steel slats and finished in black (RAL9005).

Plans and Documents considered:

Location Plan, dated Mar 25

Block Plan, dated Mar 25

SeceuroGlide Roller Garage Door specification (SeceuroGlide Original highlighted in red)

Photo of existing garage door outlined in red

Doormatic Roller Garage Door brochure highlighting colour and design

Received by the Local Planning Authority on 27th March 2025



Existing garage door



Proposed garage door

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

A planning notice was installed on nearby street furniture adjacent to the application address on 3rd April and left in place for a minimum of 21 days for the duration of the public consultation period.

1 letter of representation has been received from Deans Farm Management Committee - Object

Whilst DFMC does not insist on a like for like replacement for doors and windows, we are looking to maintain the character and appearance of the estate and feel that a roller shutter door is not sufficiently in keeping. Garage doors on the estate are characterised by wide vertical panels and it is felt that the narrow horizontal slats of a roller shutter door were too different to be considered acceptable and that other more suitable alternatives available.

On the basis of the above we would ask that the council consider the application in terms of the following:

Appearance and design of development and materials proposed

Impact on character or appearance of area

Effect on listed buildings and conservation areas: the replacement door is in a building that was part of the original farm complex including the listed farmhouse

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)

EN1 (Protection & Enhancement of the Historic Environment)

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

Character & 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.

Changes to fenestration including garage doors is usually acceptable under Permitted Development. The properties within Deans Farm may have PD rights removed from when the community were granted permission and therefore a planning application has submitted.

Whilst the timber door may be deemed more in keeping, officers question what exactly the existing garage door is in keeping with. The existing garage door is non-descript in design terms and represents a garage door from the 1990's. Whilst the proposed replacement garage door is different in appearance to that of the original garage doors from the 1990's, officers do not consider the proposal will be harmful to the host garage, adjoining garages or wider community. The garage is located nearly 30m away from the Grade II Listed Farmhouse and facies northerly whilst the Listed Farmhouse is located to the south. The Listed Building is unaffected and therefore the proposal 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 replacement garage door is not considered to be overbearing or detrimental to the living environment of the existing or new residential properties. The proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Protection of the Historic Environment

The garage is detached, located in a separate building and located nearly 30m away from the Grade II Listed Farmhouse. The garage door faces northerly, whilst the Grade II Listed Farmhouse is located to the south. The Listed Building is unaffected and therefore the proposal is compliant with policies EN1 of the Reading Borough Council 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

Recommended Conditions:

TL1
AP1
M3