

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/25/0561

Address: 14 NEWTON AVENUE, CAVERSHAM, READING, RG4 6PX

Proposal: The conversion of the existing front garage into a office/study with WC facilities and insulation of the existing flat roof. Existing garage door to be replaced with new window and brick wall to match existing with new rainwater goods.

Applicant: Ms. Cheuk Man Li

Received date: 10/04/2025

Target Decision date: 05/06/2025

Case Officer: James Schofield

1. SITE DESCRIPTION

The proposal site is a mid-terrace dwelling. These terraces were designed with a porch and garage jutting forward of the main front wall. This original front projection has a flat roof, and a number of the other dwellings have converted the garage into internal space.

Site visit date: 02/05/2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is to convert the garage into internal space. Replacing the garage door with a brick wall and a window. The plans indicate that bricks, fascia, and the windows are to match the existing dwelling. Plans and considered;

Drawing No. A-100-100 Proposed Ground Floor Plan

Drawing No. A-100-110 Existing & Proposed North east Front Elevations

Drawing No. A-100-120 Proposed Section AA

Drawing No. A-025-001 Existing Site Location Plan

Drawing No. A-025-002 Existing Site Block Plan

Drawing No. A-025-100 Existing Ground Floor Plan

Drawing No. A-025-101 Existing First Floor Plan

Drawing No. A-025-120 Existing Section AA

As received on the 10th of April 2025

Drawing No. A-100-111 Existing & Proposed North West Side Elevations
Drawing No. A-100-112 Existing & Proposed South East Side Elevations
As received on the 4th of June 2025



3. RELEVANT PLANNING HISTORY

App Ref: PL/20/0686 Pre-application advice

Proposal: Pre-application advice for proposed Erection of a single-storey timbershed to rear of garden.

Decision: Advice sent on 18th of September 2020

4. CONSULTATIONS

The site notice was posted on the 2nd of May 2025, and the consultation period ran through to the 23rd of May 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)

H9 (House Extensions and Ancillary Accommodation)

TR3 (Access Traffic and Highway-related Matters)

TR5 (Car and cycle parking and electric vehicle charging)

SPG/SPD

A Design Guide to House Extensions SPD 2021

Revised parking Standards and Design (2011)

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.

It is noted that a significant minority of the dwellings in these terraces, including the closest neighbour at No 15, have already converted their garages in a manner which was visually very similar to that proposed here. In terms of character, there would be no harm to the dwelling or the wider streetscene resulting from the proposal. This is partly because it is already a well-established design element of the wide street with otherwise identical dwellings having done this. And, partly because the design seeks to mirror that of the approach at number 15. This returns part of the sense of uniformity present in the original design of this terrace. However, it is noted that number 16 looks very different from the other members of this terrace – and it appears to be a more recent addition.

As such, the proposed garage conversion is sufficiently sympathetic to the host dwelling and its wider context. No detrimental impact to its character would result from it and the proposal satisfies 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 location of the proposed garage conversion is within the existing dwelling and facing the front street. There is no opportunity to worsen overlooking, access to sunlight, or privacy for the neighbours. The proposal is considered to meet the aims of local policies H9, and CC8.

Transport

Policies TR3 and TR5 of the Reading Borough Local Plan 2019 seek to ensure that development during and after construction does not result in works which; would not comply with the adopted standards of the Transport Authority; would have a material detrimental impact on the functioning of the transport network; or do not provide appropriate levels of car parking relative to the location's accessibility to sustainable transport facilities. The dwelling has three bedrooms and is in Zone 3 of the Parking Standards zonal map. This means the site should have 2 parking spaces.

The existing front driveway has enough space for two cars. As such, the proposal meets the adopted parking standards of the council without the garage. Further to this, the proposal is considered to accord with local policies TR3 and TR5.

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