

## DELEGATED APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/25/0881 Householder planning permission

Address: 142 WESTWOOD ROAD, TILEHURST, READING, RG31 6LL

Proposal: Proposed garage conversion and single storey side extension.

Applicant: Mr & Mrs Simon Shoefield

Received date: 18/06/2025

Target Decision date: 14/08/2025

**Case Officer: Huimin Chen**

### 1. SITE DESCRIPTION

The application site is a two-storey detached property with a single storey rear conservatory located on a long plot. The property has a central two storey front projection with a cat slide roof to either side at different heights from each other. The property is located very close to the side boundaries, and side elevations, of both neighbouring properties. The surrounding area is predominantly residential of detached houses of varying styles.



*Fig 1 & 2: View from front of 142 Westwood Road (07/07/25); Extract of Location Plan submitted*

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for a garage conversion and a single-storey side extension. The proposed extension would feature a mono-pitched roof sloping from the existing front projection and would be positioned at the corner of the main house and the existing two-storey side extension, which is significantly set back. The proposed extension would be slightly set back from the front elevation of the main house and offset marginally from the shared boundary with No. 140 Westwood Road. It would measure approximately 3.28m in depth and 2.48m in width, with eaves and overall heights of approximately 2.54m and 4.68m, respectively. One window is proposed on the front elevation. The existing garage and the proposed extension together is intended to be used as a bedroom and a utility room, with a new rear window serving the utility room. All proposed materials are to match those of the existing dwelling.

#### Plans/documents considered:

- Drawing No. SHOEFIELD-0525-01 – Proposed Ground Floor Plan
  - Drawing No. SHOEFIELD-0525-02 – Proposed Elevations
  - Drawing No. SHOEFIELD-0525-03 – Proposed Section A-A
  - Drawing No. SHOEFIELD-0525-04 – Existing Plan and Elevations
  - Drawing No. SHOEFIELD-0525-05 – Block and Location Plans
- Received 18<sup>th</sup> June 2025.

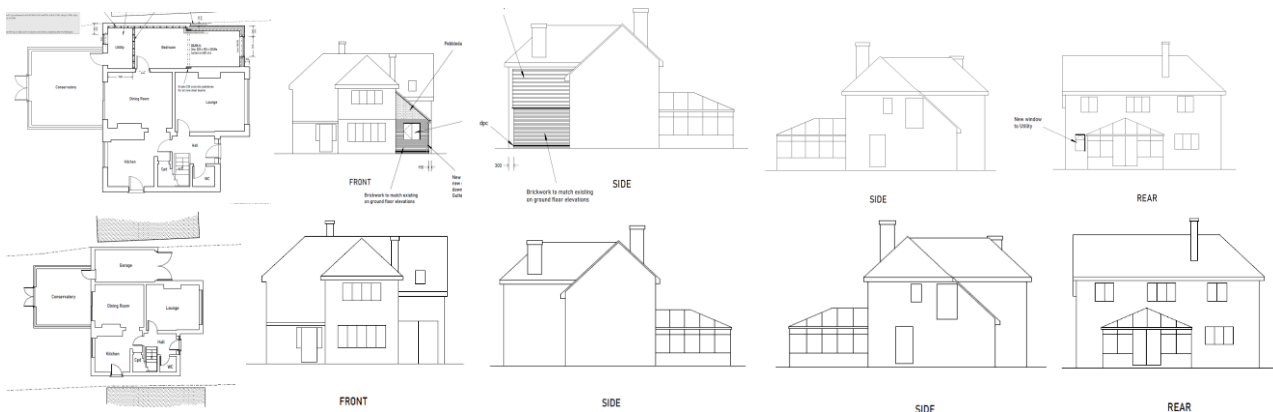


*Fig 3: Existing and Proposed Floor Plans and Elevations*

#### Planning history:

PL/16/1702 - Two storey front, side and rear extensions. Approved on 27/01/2017.

### 3. CONSULTATIONS

A site notice was displayed on 7<sup>th</sup> July 2025 in front of the application site. The 21-day consultation period ended on 28<sup>th</sup> July 2025. No letter of representation has been received.



*Fig 4: Site notice photo*

#### **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.

### 4. 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 2024  
National Planning Practice Guidance

### **Reading Borough Local Plan (2019)**

CC7 (Design and the Public Realm)  
CC8 (Safeguarding Amenity)  
H9 (House Extensions and Ancillary Accommodation)  
H10 (Private and Communal Outdoor Space)  
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

### **SPD**

Design Guide to House Extensions SPD 2021  
Revised Parking Standards and Design SPD 2011

### **Local Plan Update**

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A submission draft of the Local Plan was submitted on 9<sup>th</sup> May 2025.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

## **5. 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 side extension is considered subservient to the existing dwelling, given its modest scale and its setback from the front elevation of the main house. Additionally, the mono-pitched roof design is considered to complement the roof of the original house in terms of both design and pitch. All proposed materials are to match those of the existing dwelling. As such, the proposal is considered to respect the character and appearance of the existing house and would not detract from the public realm. The property is also set back from the street by a spacious front garden and driveway, and is enclosed by a tall green hedge, which would also help to soften the visual impact on the street scene. Therefore, the proposal is considered to comply with Policies CC7 and H9 of the Reading Borough 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 states that dwellings will be provided with functional private or communal open space. 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. Policy TR5 states

that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

There are no identified concerns regarding privacy, overlooking, overbearing impact, or loss of light to neighbouring properties, given that the proposed development is single-storey, includes no side windows, and is set off from the shared boundary with No. 140 Westwood Road, which includes a blank side wall at this point (see photographs below). There would be no harmful impacts for any other nearby occupiers either.



*Figures 5, 6 & 7: Site photographs showing the relationship with No. 140 Westwood Road*

With regard to car parking arrangements, the garage conversion would result in the loss of one parking space. However, the proposal site is located within Zone 3, and the submitted block plan illustrates three vehicle parking bays, which exceed the minimum residential parking requirement of two on-site spaces. The site benefits from an existing vehicle crossing. As such, the proposal complies with the Revised Parking Standards and Design SPD (2011).

Overall, for existing and future occupiers, the proposed development will provide additional ancillary accommodation on the plot, benefiting the occupiers and improving the overall quality of accommodation at the site.

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

Approve with Conditions

Recommended Conditions:

Approved Plans

Time Limit

Materials (To Match)