

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/25/1090 Lawful development: Proposed use

Address: 9 HAYFIELD CLOSE, TILEHURST, READING, RG31 5DA

Proposal: Proposed partial garage conversion

Applicant: Nicky Gooden

Received date: 01/08/2025

Target Decision date: 29/09/2025 (EXT)

Case Officer: Huimin Chen

Introduction and Proposal

The application site comprises a two-storey linked detached property located on the north side of Hayfield Close, which leads to a cul-de-sac and is characterised by moderately sized detached dwellings. The property is neither listed nor situated within a conservation area. Permitted development rights have not been removed.

The proposal involves converting the existing side extension—currently serving as a garage and utility room—into a storage area, utility room, and kitchen. The front 2.1m of the existing side extension would retain the current garage height, while the remainder would be raised to accommodate a flat roof with a lantern. The proposed eaves and overall height are approximately 3m and 3.4m, respectively. New brickwork would match the existing materials.



Fig 1. View from the front at 9 Hayfield Close, site visit conducted by the officer on 23/09/2025.

Plans considered

- Drawing No. GOODEN-1224-01 Proposed Ground Floor Plan
- Drawing No. GOODEN-1224-02 Proposed Elevations
- Drawing No. GOODEN-1224-03 Proposed Section A-A
- Drawing No. GOODEN-1224-04 Existing Plan and Elevations
- Drawing No. GOODEN-1224-05 Existing Section A-A
- Drawing No. GOODEN-1224-06 Block and Location Plan
- Drawing No. GOODEN-1224-07 Roof Plans

Received 1st August 2025.

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use); **complies**

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); **complies**

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse; **complies**

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; **complies**

(e) the enlarged part of the dwellinghouse would extend beyond a wall which - (i) forms the principal elevation of the original dwellinghouse; **n/a** or (ii) fronts a highway and forms a side elevation of the original dwellinghouse; **n/a**

(f) the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, **n/a** or (ii) exceed 4 metres in height; **complies**

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, **n/a** or (ii) exceed 4 metres in height; **n/a**

h) the enlarged part of the dwellinghouse would have more than a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, **n/a** or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse; **n/a**

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres; **complies**

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – (i) exceed 4 metres in height, **complies** (ii) have more than a single storey, **complies** or (iii) have a width greater than half the width of the original dwellinghouse; **complies**

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j); **complies**

(k) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, **n/a** (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, **n/a** or (iv) an alteration to any part of the roof of the dwellinghouse. **n/a**

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; **n/a**

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; **n/a**

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or **n/a**

(ca) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c); **n/a**

Conditions

A.3 Development is permitted by Class A subject to the following conditions-

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; **complies**

b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be - (i) obscure-glazed, **n/a** and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; **n/a**

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse; **n/a**

Class B – additional height to the existing roof

B.1 Development is not permitted by Class B if –

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use); **complies**

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof; **complies**

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; **complies**

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than - (i) 40 cubic metres in the case of a terrace house, or **n/a** (ii) 50 cubic metres in any other case; **complies**

For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

(e) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, or **n/a** (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe **n/a** (f) the dwellinghouse is on article 2(3) land **n/a**

Conditions

B.2 Development is permitted by Class B subject to the following conditions -

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse; **complies**

(b) the enlargement shall be constructed so that – (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension – (aa) the eaves of the original roof are maintained or reinstated; **n/a** and (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; **n/a** and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; **n/a**

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be - (i) obscure-glazed, **n/a** and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; **n/a**

Class C: Although the proposal includes the installation of one roof lantern, it is not considered relevant to Class C, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, specifically paragraph (b), C.1, Class C, which states:

“This limitation to projection from the roof plane should not be applied in cases where the roof of an extension to a house that is permitted development under Class A is joined to the roof of the original house. In such cases, the roof of the extension should not be considered under Class C as protruding from the original roof.”

The single storey side extension of the original dwellinghouse is partly original and partly existing; therefore, Class C is not applicable in this case.

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class A and Class B, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It can be confirmed that the proposed partial garage conversion would be lawful for planning purposes on the basis of the following drawings received on 1st August 2025:

- Drawing No. GOODEN-1224-01 Proposed Ground Floor Plan
- Drawing No. GOODEN-1224-02 Proposed Elevations
- Drawing No. GOODEN-1224-03 Proposed Section A-A
- Drawing No. GOODEN-1224-06 Block Plan
- Drawing No. GOODEN-1224-07 Roof Plans

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed partial garage conversion. Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed use and development.

Informatives

Building Regulations

Complaints



Location Plan not to scale