

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/25/1304 Householder planning permission

Address: 75 SILCHESTER ROAD, READING, RG30 3EJ

Proposal: Single storey outbuilding in rear garden

Applicant: MR ELIS BAJOLLAR

Received date: 15/09/2025

Target Decision date: 10/11/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a two-storey end of terrace property in a row of 6 adjoining properties; The property has a private frontage which provides parking for 2 vehicles and the rest is laid to lawn. The street is characterised by terraced and semi-detached properties of similar age, design and character. Properties have larger than average rear gardens. The property is not listed, nor does it fall within a Conservation Area.

The original approved application proposed the outbuilding to include a lounge, kitchen and bathroom accessed from the garden with a separate attached store. An area of hardstanding was to be laid to adjacent to the front elevation of the proposed outbuilding.

The outbuilding has been constructed differently to the approved development under application ref: PL/23/0045, the creation of large French door and realignment of windows looking southerly towards the host property and neighbouring properties.

The land adjacent to the outbuilding is paved with a table and chairs, whilst a paved footpath leads back towards the main property.

Officers noted at the time of the site visit that the outbuilding has its own doorbell and can easily be accessed via a newly constructed footpath which leads to a walkway to the side of the main house, which leads out to the public highway. By virtue of the newly created path – the outbuilding has its separate access.

At the time of the visit, officers noted that a new hedgerow had been planted to create screening from the outbuilding and the host property. Whilst a new hedgerow doesn't require planning permission, it does change the appearance and serves to screen and separate the outbuilding, adding to the separated character of the proposal.

Site visit date: 7th October 2025. Original site visit: 2nd June 2023

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for a single storey outbuilding in the rear garden of 75 Silchester Road. The outbuilding measures 9m by 4.5m. The outbuilding is constructed from timber with a render finish to the

walls and has a flat roof with a maximum height of 2.8m. The application proposes to include a kitchen, bathroom, lounge and double bedroom accessed from the lounge.

Plans and documents considered:

Drawing no: 221002-1-Location Plan, dated Jan 23

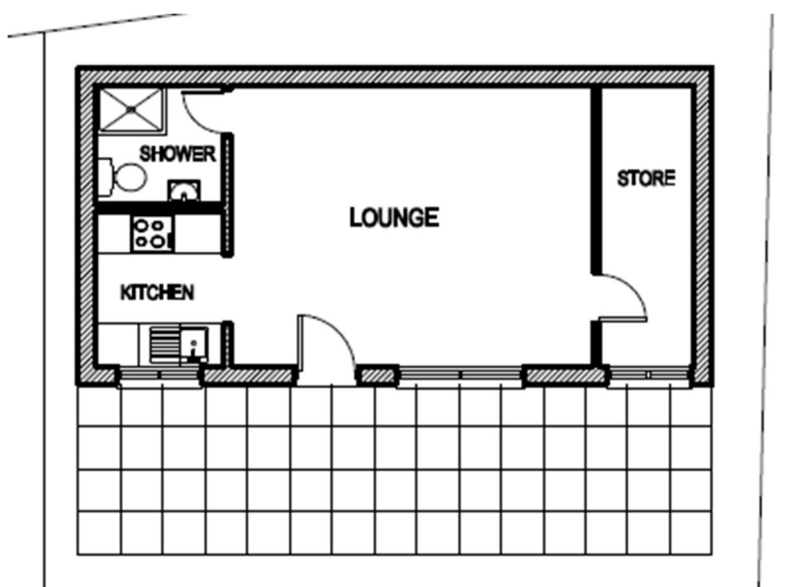
Drawing no: 221002-2-Block Plan, dated Jan 23

Drawing no: 221002-3-Site Plan, dated Jan 23

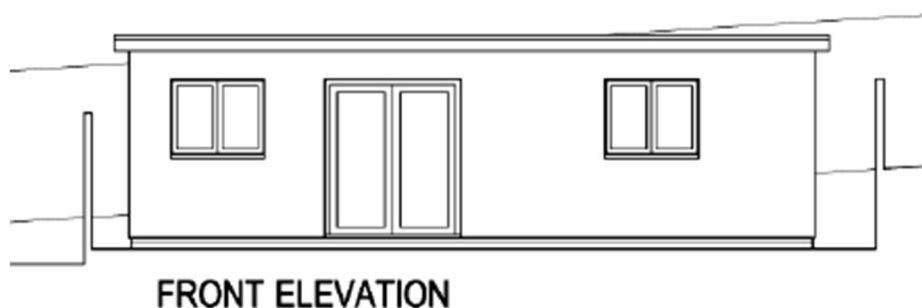
Drawing no: 221002-3B-Floor Plan & Elevations, dated Jan 23

Received by the LPA on 15th September 2025

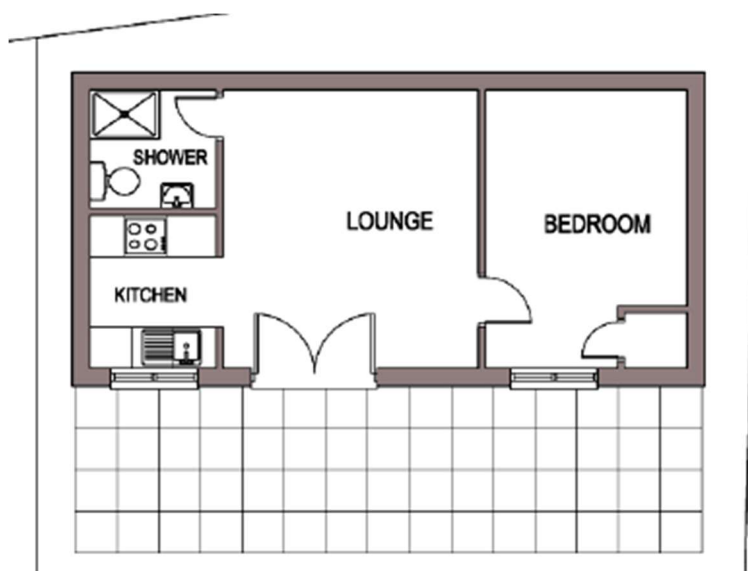
Approved Layout Plan under application: PL/23/0045



Approved Elevation under application: PL/23/0045



Proposed Layout Plan under this application: PL/25/1304



3. RELEVANT PLANNING HISTORY

PL/23/0045 - Single Storey Outbuilding – Approved July 2023

4. CONSULTATIONS

Internal

None.

External

A planning notice was attached to nearby street furniture on 7th October 2025 and left in place for the statutory public consultation period.

No letter of representation was received, but a phone call discussion was had with a concerned member of the public. Here is a summary of the issues raised:

- Concerns that people are sleeping in the outbuilding including a minor.
- The people sleeping in the outbuilding don't appear to be related to the homeowner.
- Concerns raised regarding parking and the additional vehicles parked on the street as a direct result of the outbuilding being rented out.
- Concerns that people in the street did not receive planning proposal letters.

The member of public Objects.

5. 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)
H10 (Private and Communal Outdoor Space)

SPG/SPD

A Design Guide to House Extensions SPG

6. 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 outbuilding has been constructed differently, and as such has not been carried out with the approved plans as per condition 3 off the approved condition of planning approval ref: PL/23/0045:

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans & documents: Application Form – dated January 2023 Drawing No. 221002-1 - Location Plan – dated January 2023 Drawing No. 221002-2 – Block Plan – dated January 2023 Drawing No. 221002-3 - Floor Plans & Elevations – dated January 2023 Received by the Local Planning Authority on 28th April 2023 REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

The building as originally approved is only suitable for incidental and ancillary use by occupiers of the existing dwelling as part of the planning unit of 75 Silchester Road. It is now proposed to include a full range of domestic facilities. It is not suitable for independent occupation as a separate dwelling as this introduces an uncharacteristic and piecemeal form of development which lacks a suitable layout,

curtilage, or arrangement of buildings. As such the proposal is contrary to Policies CC7, H5 and H10 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 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 development is harmful to neighbouring residential amenity, by virtue of the internal and external layout includes a full range of domestic facilities and has a degree of separateness' which have the characteristics of, and allow occupation as, a self-contained dwelling. The site is unsuitable for a dwelling as this introduces an uncharacteristic and piecemeal form of development which lacks a suitable layout or arrangement of buildings and access arrangements, and which would provide an inadequate standard of amenity for future occupiers

The outbuilding should have remained ancillary to the host property: 75 Silchester Road, for the enjoyment of the occupiers, to be used as home office space, a home gym, a music room, a craft room.

In terms of the internal layout and the external changes, along with a separate doorbell and own side access the outbuilding is considered a 'new dwelling' self-sufficient to the host property and not ancillary to the host property as per condition 4 off the approved condition of planning approval ref: PL/23/0045:

4. Notwithstanding the details on the approved plans, the outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 75 Silchester Road Reading RG30 3EJ.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the outbuilding would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

Officers noted at the time of the site visit a new footpath had been created leading from the outbuilding to the side of the host property-thus creating a separate entrance to the outbuilding which is incidental to the host property known as 75 Silchester Road.

By virtue of the unauthorised changes, the outbuilding is considered harmful to neighbouring amenity. Neighbours have lost privacy, have lost the enjoyment of their back gardens for socialising and relaxation, loss of privacy to ground floor and first floor windows to the rear elevation due to the relatively close proximity and the rearrangement of openings and change of use.

The development fails to comply with policies CC8, H9 and H10 of the Reading Borough Local Plan 2019 and Section 215 of the Town and Country Planning Act 1990.

7. CONCLUSION

The proposed development has been assessed and is considered unacceptable as it is harmful to neighbouring residential amenity in terms of loss privacy, overbearing, and loss of enjoyment of outdoor space for the purposes of rest and relaxation. The development differs from approved plans under application ref: PL/23/0045. The proposal is contrary to policies CC7, CC8, H9 and H10 of the Reading Borough Local Plan (2019). the Council's Supplementary Planning Document Design Guide to House Extensions (2021) and Section 215 of the Town and Country Planning Act 1990.

8. RECOMMENDATION

REFUSE

1. The proposal by reason of its internal and external layout includes a full range of domestic facilities and has a degree of separateness' which have the characteristics of, and allow occupation as, a self-contained dwelling. The site is unsuitable for a dwelling as this introduces an uncharacteristic and piecemeal form of development which lacks a suitable layout or arrangement of buildings and access arrangements, and which would provide an inadequate standard of amenity for future occupiers. As such the proposal is harmful to the character of the area and the amenity of occupiers, contrary to Policies CC7, H5, H8 and H10 of the Reading Borough Local Plan 2019.
2. The development by reason of its inappropriate siting of doors and windows and separate residential character, results loss of privacy and increased disturbance to neighbouring dwellings with consequent harm to the amenity of neighbours. The development is therefore contrary to policy CC8 & H10 of the Reading Borough Local Plan 2019.