

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/25/1360 Householder planning permission

Address: 2 PANTILE CLOSE, TILEHURST, READING, RG30 4HX

Proposal: Front garage door removed and replaced with a window, rear garage door removed and replaced with a French-door with side windows, an internal double door added to the existing wall, existing kitchen converted to a home office and existing garage used as a kitchen and dining.

Applicant: Mr & Mrs David & Caroline Buckle

Received date: 24/09/2025

Target Decision date: 19/11/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey detached dwelling with a single-storey attached garage on the southern side. Pantile Close is accessed from Cockney Hill and leads to a cul-de-sac, characterised by modest detached and semi-detached properties. The surrounding area is predominantly residential.



Fig 1: View from front of 2 Pantile Close, taken 17/10/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission to remove the front and rear garage doors and replace them with a window and a French door with side windows, respectively.

It also includes internal alterations, such as converting the existing garage into a kitchen and dining area and converting the current kitchen into a home office. An internal double door would be installed in the existing wall to connect the new kitchen/dining area with the main habitable space.

No changes are proposed to the side elevation. Two vehicle parking spaces would be provided in front of the existing garage. All proposed bricks, windows, and the new door would match the materials of the existing dwelling.

Plans considered:

- Drawing No. 1096 – Existing Site/Location Plan received 24/09/2025.
- Drawing No. 1096 -02-00 Existing Block Plan received 24/09/2025.

- Drawing No. 1096 - Existing Drawings received 24/09/2025.
- Drawing No. 1096 - Proposed Drawings received 24/09/2025.
 - Drawing No. 1096-02-10 – Proposed Block Plan
 - Drawing No. 1096-05-11 – Proposed Side Elevation
- Drawing No. 1096 - Proposed – revB, received 18/11/2025.
 - Drawing No. 1096-03-10-revB – Proposed Ground & First Floor Plans
 - Drawing No. 1096-05-10-revB - Proposed Front & Rear Elevations



Figures 2 - 5: Existing and proposed plans

3. RELEVANT PLANNING HISTORY:

PL/05/1278 - Demolition of No. 39 Cockney Hill and construction of 14 houses (Re-submission of 04/01082). Permitted subject to legal agreement on 26/05/2005.

9. Notwithstanding the provisions of the current Town and Country Planning General Permitted Development Order, the garage accommodation on the site shall be kept available for the parking of vehicles at all times, unless permission has been granted by the Local Planning Authority on an application made for any other purpose. Reason: to ensure that the local planning authority's vehicle parking standards are met, and to comply with the requirements of policies HSG5, HSG9, TRN11A and TRN11B of the adopted Reading Borough Local Plan 1998..

Permitted development rights for garage conversion were removed by planning permission reference PL/05/1278.

4. CONSULTATIONS

- RBC Transport Development Control: original comments received 31st October 2025.

The proposal will result in the loss of the garage. In accordance with the Council's current parking standards 2 off-road parking spaces are required. Plans have not been submitted illustrating the alternative parking layout. Please ask the applicant to submit revised plans.

- Follow-up comments on revised plans, received on 14th November 2025:

It's not clear if the vehicle crossing is to be extended. If it is a licence from the Highways team will be required and the appropriate condition applied.

DC1 Vehicle Parking (As Specified)

IF3 Highways

- Public consultation: A site notice was displayed near the application site. The 21-day consultation period was from 17th October 2025 to 6th November 2025. No letters of representation have been received.



Fig 6: Site notice photo

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 (NPPF)

National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Documents and other guidance

Revised Parking Standards and Design (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 9th 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’.

Equality:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age and disability. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development. The proposal is specifically to address the needs of a disabled person.

6. APPRAISAL

Character and Appearance

Policy CC7 states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Architectural detail and materials will be assessed to ensure that the development proposed makes a positive contribution to the continuity and enclosure.

The proposal seeks to replace the existing front and rear garage doors with a front window and a rear French door, respectively. The lower section of the former front garage opening would be infilled with brickwork to match the existing property. The proposed window and door materials would also match those of the existing dwelling.

Given the scale and nature of the works, the development is considered modest and would not detract from the character of the property or cause harm to the local environment in terms of character and appearance.

Transport

Policy TR1 states that all development proposals should make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport from all parts of a development. 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.

The proposal indicates two parking spaces to be provided in front of the existing garage, mitigating the loss of the garage and complying with Policy TR5 of the Reading Borough Local Plan (2019) and the Revised Parking Standards and Design Guide (2011).

Although it is unclear whether the vehicle crossing would need to be extended, the Transport Team has confirmed that there is no objection to the proposal. Should an extended crossing be required, a licence from the Highways Team would be necessary. An informative is included in this regard.

7. 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

Approve with Conditions

Recommended Conditions:

1. Time Limit
2. Approved Plans
3. Materials (As Specified)