

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/25/1433 Householder planning permission

Address: 12 ELSTOW AVENUE, CAVERSHAM, READING, RG4 6RX

Proposal: Extend westerly elevation of existing garage, conversion into habitable use and alter existing flat roof to pitched.

Applicant: M/s. Renku Limited

Received date: 07/10/2025

Target Decision date: 02/12/2025

Extension of Time agreed with agent until 05/12/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a two-storey link detached dwelling with a pitched roof, located in Caversham Park Village. The dwelling benefits from an attached single garage located to the north of the property. The property has private gardens and off-street parking for several vehicles. A number of properties have been subject to extensions and alterations and garage conversions. The property is not listed nor in a conservation area.

Site visit date: 21st October 2025



Looking east towards westerly elevations

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of extending the westerly elevation of existing garage 2.3m in a westerly direction, converting the existing garage into habitable use and altering the existing flat roof to an up-and-over pitched roof with an eave's height of 2.6m and a ridge height of circa 4.2m. The sloping roof will continue around the property over the existing kitchen and shower room. The westerly elevation will be bricked up and a front door and window added, whilst changes will be made to the fenestration along the easterly elevation and the introduction of a skylight in the roof slope allowing light to serve the newly created shower room. The works will create a ground floor master bedroom and shower room, a utility room, workshop and spacious lobby.

Plans and documents considered:

Drawing no: 01-Existing and Proposed Ground Floor Plans, dated Oct 25

Drawing no: 02-Existing and Proposed Roof Plans, dated Oct 25

Drawing no: 03-Existing and Proposed Elevations-1, dated July 25

Drawing no: 04-Existing and Proposed Elevations-2, dated Aug 25

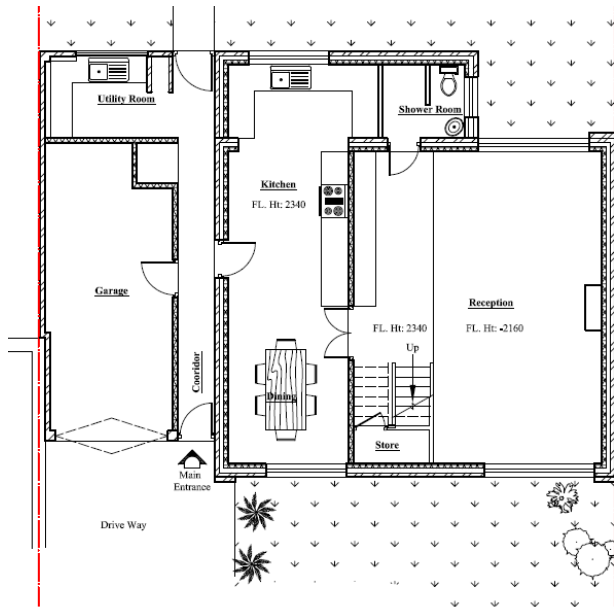
Drawing no: 05-Existing and Proposed Block Plan, dated Oct 25

Drawing no: 06-p2f/uk/1321260/1771377-Location Map (Ordnance Survey) dated Oct 25

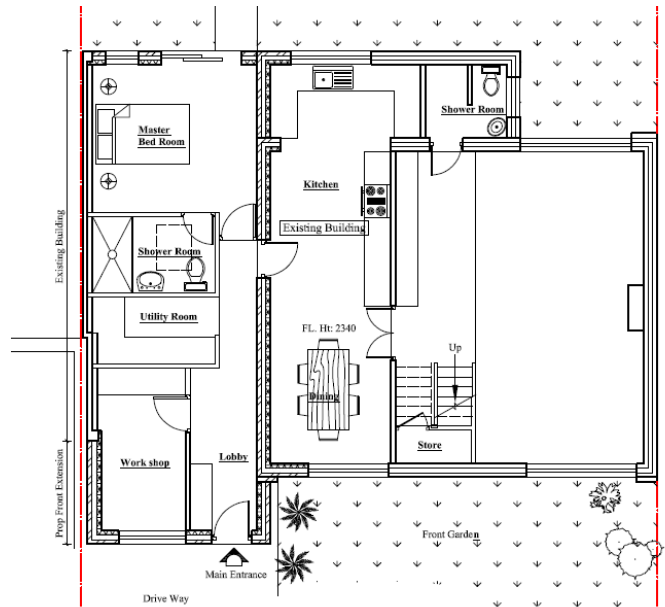
Received by the LPA on 7th October 2025

Drawing no: 06-Proposed Parking Layout Plan, dated Oct 25

Received by the LPA on 18th October 2025

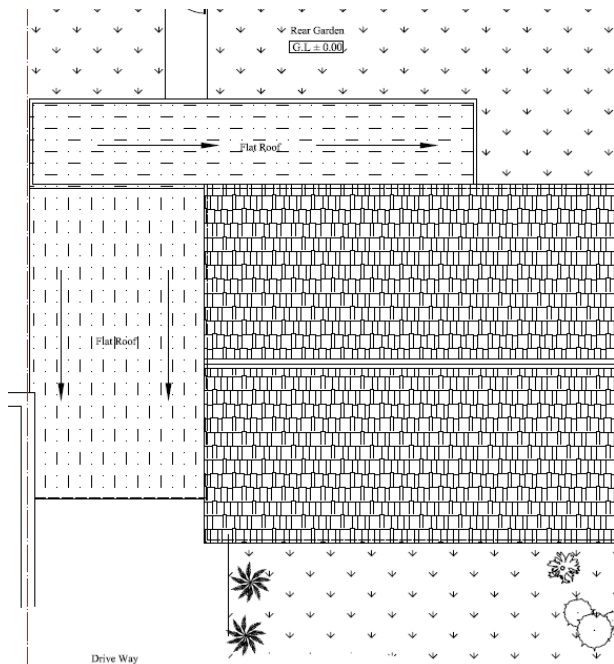


Existing Ground floor Plan
Scale:1:100

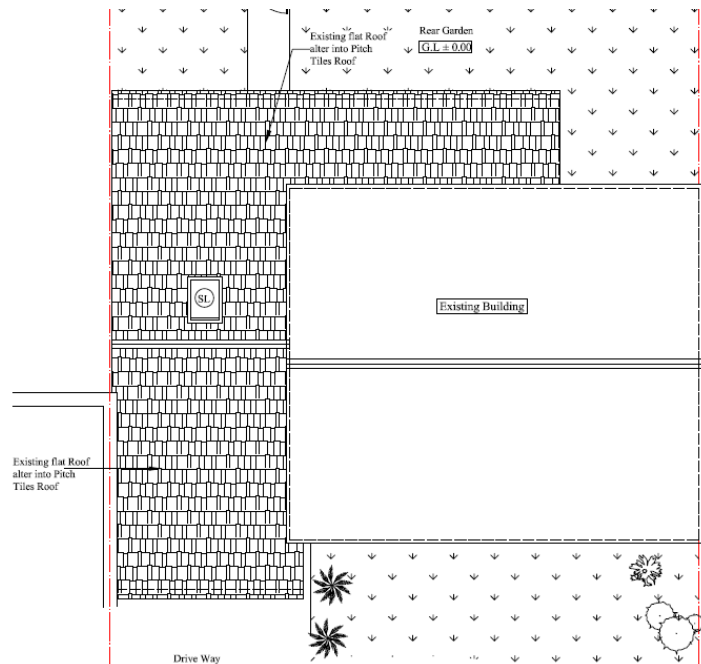


Proposed Ground floor Plan
Scale:1:100

Existing and Proposed Plans

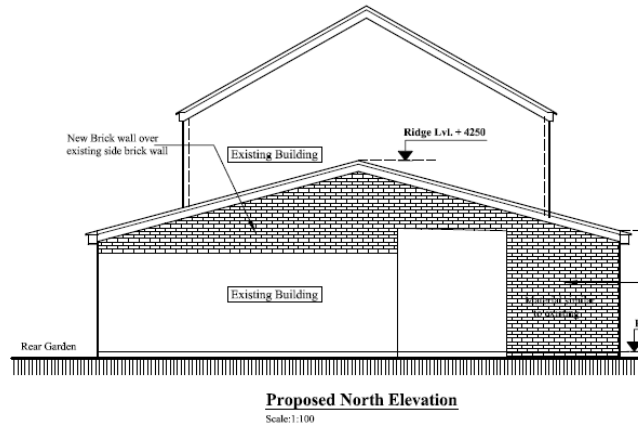
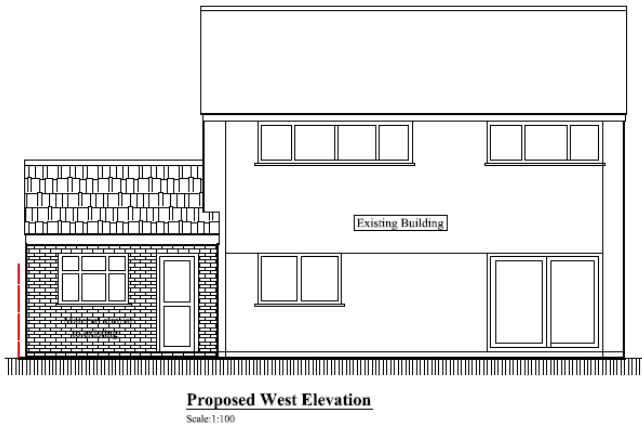


Existing Roof Plan
Scale:1:100

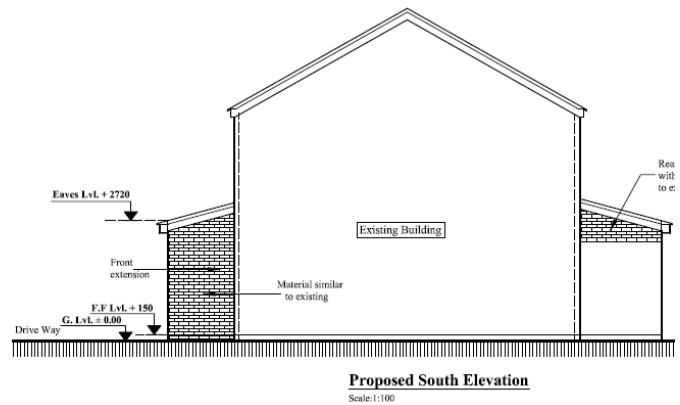
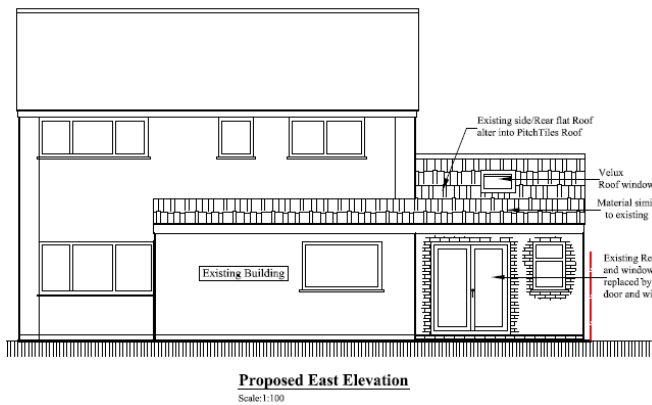


Proposed Roof Plan
Scale:1:100

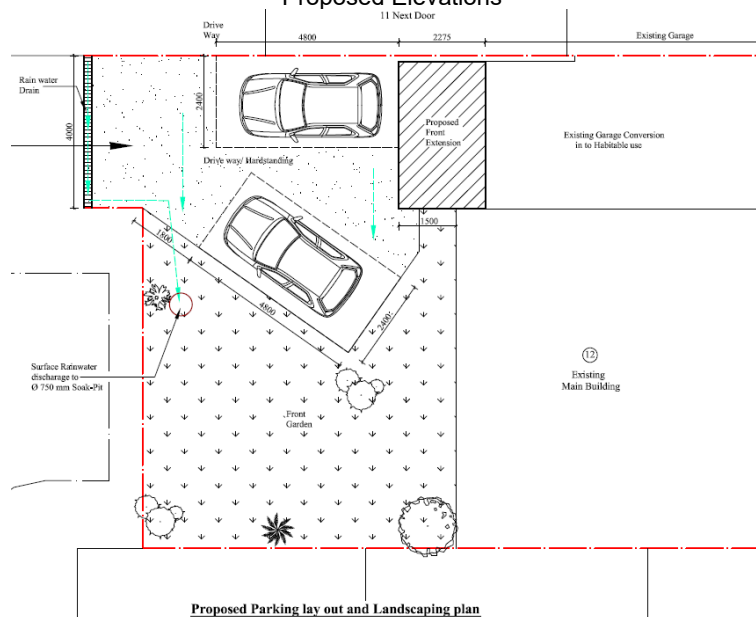
Existing and Proposed Plans



Proposed Elevations



Proposed Elevations



Proposed Parking Layout Plan

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal

Due to the loss of the garage and off-street parking, the RBC Transport Development Control officer was consulted.

The side extension will result in the loss of the garage and therefore the loss of off-street parking. In accordance with the Council's current Parking Standards and Design SPD a 3-bedroom property in this zone would require 2 parking spaces within the curtilage of the site.

The agent was requested to submit a Parking Layout Plan showing how the loss of the garage will mitigate against the loss of dedicated off-street parking.

The agent submitted a Parking Layout Plan, which the Transport Development Control officer has reviewed.

External

A site notice was attached to an adjacent lamp column on 21st October 2025 and left in place for a minimum of 3 weeks for the duration of public consultation period.

No letter of representation has been received.

5. 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 because of the development.

6. 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)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

A Design Guide to House Extensions SPG

7. 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 garage conversion utilises existing space within. The changes to the westerly and easterly fenestrations will match the doors and windows of the host property, brickwork and roof tiles will match the host property. The existing garage is set back partially from the existing westerly elevation, the westerly extension to the garage is not considered harmful to the character of the host property nor the wider streetscene, as the extension largely infills an existing space without compromising the appearance of the property. The proposed sloping roof – mirrors that of the host property.

Officers do not consider the proposed development is harmful to the character of the host property or wider streetscene.

The proposal is considered compliant 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 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 proposed work doesn't include any new windows which will directly overlook into neighbouring property or garden space. The extension is single storey only. No windows of the neighbouring property (no.11 Elstow Avenue) overlook the application site. The proposed skylight serving the internal shower room shall be obscure glazed to protect visual and residential amenity.

Officers consider the proposed development to be compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport matters

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 proposed development will convert the existing garage into a habitable space. The proposed development is detrimental to the garage space which contributes to off-street parking.

The agent submitted a Parking Layout Plan, which shows how parking for a minimum of 2 vehicles will be retained. The parking layout will be secured via a condition. This will ensure that no vehicles are displaced on to the public highway as a direct result of the loss of the garage.

Officers consider the proposed development is acceptable and compliant with policies TR5 and H9 of the Reading Borough Local Plan 2019.

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

GRANT

Recommended Conditions:

TL1
AP1
M1
DC1
PD3
PD6