

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Kentwood Ward

App Ref: PL/25/1558

Address: 18 GLENROSA ROAD, TILEHURST, READING, RG30 6AN

Proposals: Conversion of garage into habitable accommodation with changes to associated fenestration

Case Officer: Mishga Marshall

Applicant: Ms J Sanchez

Date received (valid from): 30/10/2025

Target Decision date: 25/12/2025

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property, located on the southern side of Glenrosa Road. It is not a listed building, nor does it fall within a conservation area or is within an Air Quality Management Area. The surrounding area is residential, made up of detached and semi-detached dwellings.

Site visit date: 10/12/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the conversion of the garage into habitable space. In front of the current garage is a sheltered car port; this car port is to remain as is, and only the garage to the side/rear is to be converted. The applicant has stated all materials would match the existing dwelling house. The proposed converted garage would be a multipurpose room to be used as a home office, occasional guest room and additional living space as required. No works are proposed for the rear elevation.

No works have been undertaken or started in relation to the proposed extension development.

Plans submitted received 30th October 2025:

~~Existing and Proposed Elevation dated 29/10/2025~~

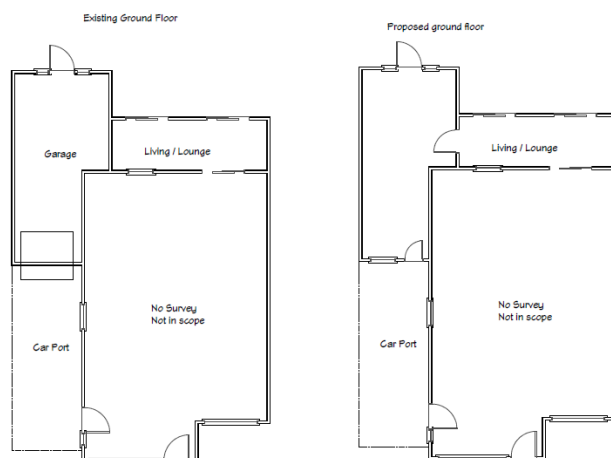
TQRQM25303124615813 Block Plan dated 30/10/2025

TQRQM2530312502055S Location Plan dated 30/10/2025

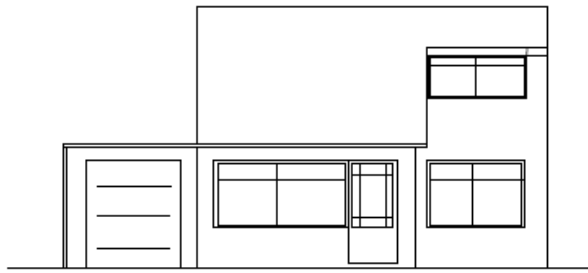
Plans submitted received 16th December 2025:

Existing and Proposed Elevations and Floor Plans dated 29/10/2025

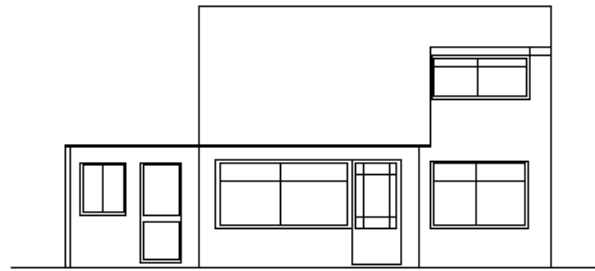
Existing and Proposed Ground Floor Plan



Existing and Proposed Front Elevations



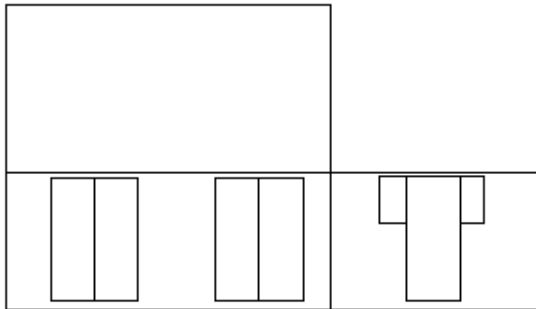
Existing front elevation



Proposed front elevation
showing front of garage for clarification.

Existing Rear Elevation (to remain the same)

Existing Rear Elevation
remains as is



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice was displayed on 20/11/2025

No neighbour letters of representation have been received.

The following statutory consultees were consulted.

RBC Transport Development Control - The loss of the garage will result in the loss of parking. Plans indicate that the car port is to remain and there is sufficient space to accommodate an additional vehicle in front of it. No change to the existing vehicular crossing is proposed; there are no Transport objections to this application.

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.

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 2024

National Planning Practice Guidance 2014 onwards

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)

SPD

Design Guide to House Extensions SPD 2021

Revised Parking Standards and Design Supplementary Planning Document 2021

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 replacement of the existing garage door with a window and door would not be readily visible from the public domain. This is due to the set back from the main front elevation and siting behind the sheltered car port. No change is proposed for the rear elevation. The proposed materials are intended to match the existing, thus respecting the character of the host dwelling. As such, the development is considered visually acceptable, in compliance with Policy H9 and CC7.

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 proposals do not include any extension and as such there would be no overbearing effects to any neighbouring property. Additionally, the proposed replacement of the existing elevation wall of the garage with a door and window, is not considered to unduly impact neighbouring amenities due to context and siting over and above current situation. As such, the development is considered acceptable and in compliance with Policies CC8 and H9.

Transport

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.

Although the loss of the garage will result in the loss of parking, sufficient space will remain to accommodate an additional vehicle to the front, in the car port. In addition, there is no change

proposed to the existing vehicular crossing. No objection has been raised by RBC Transport either. The proposal is found to comply with Policy TR5.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans