

DELEGATED APPLICATION REPORT

Ward: Coley Ward

App Ref: PL/25/1508 Householder planning permission

Address: 16 BERKELEY AVENUE, READING, RG1 6JE

Proposal: Proposed part single storey front/porch extension and garage conversion

Applicant: K Balavenkateshan

Received date: 22/10/2025

Target Decision date: Originally 17/12/2025; Extension of time agreed until 9/01/2026

Case Officer: Ethne Humphreys / James Schofield

1. SITE DESCRIPTION

The site relates to a mid terrace dwelling located on the north side of Berkeley Avenue. The terrace is slightly staggered. The surrounding area is predominantly residential; however, to the east of the site is a petrol station.

2. PROPOSAL AND SUPPORTING INFORMATION

This application seeks planning permission for a single storey front porch extension and garage conversion. It would have a width of 3.8m, height of 3.3m and would have a pitched roof. Materials would match those of the host property.

The extension as originally proposed was considered to be excessive in width. Revised plans were received reducing the width of the extension.

Plans considered

Location and Block Plan A2058-004 Rev A

Proposed Elevations A2058-003 Rev A

Proposed Floor Plans A2058-002 Rev A

Existing Floor Plans and Elevations A2058-001

Received 17th December 2025

3. PLANNING HISTORY

None.

16a Berkeley Avenue

21/0508/HOU Single storey pitched roof front extension with conversion of garage into a habitual room. Permitted.

4. CONSULTATIONS

Transport – no objection to loss of garage as two car parking spaces on front drive. However, dropped kerb would need to be extended across the site which has not been illustrated. Furthermore, drainage method should be provided so water does not discharge onto public highway. No objection subject to condition to secure details of vehicles access and drainage methods.

Case Officer Note:

Given that this is a small driveway off the main carriageway the planning case officer did not agree that it was necessary in planning terms to insist that these spaces should be provided as there is merit in retaining the front garden for its visual amenity contribution. It is sufficient that it has been demonstrated that there is space for parking on the plot for 2 cars if needed.

A site notice was displayed. No neighbour letters of representation received.

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 policies in 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 current development plan is:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

Design Guide to House Extensions SPG (2021)

Parking Standards and Design SPD (2021)

6. APPRAISAL

Design Considerations

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 extension as originally proposed was considered excessive in width and would overly dominate the front elevation. Revised plans were received reducing the width, and bringing the extension in line with the adjacent extension approved at 16a Berkeley Avenue (see history above). This is considered appropriate and a more proportionate design response. The extension would be visible from Berkeley Avenue. However, it is not considered to be so dominant so as to result in any significant harm to the character of the host property or wider street scene. Whilst the pitch roof would largely be uncharacteristic of the area which mostly features flat roof front additions, it would, as above, be in keeping with the approval at No.16a and would be more aesthetically pleasing than a flat roof. The materials would match those of the host dwelling. No significant design concerns are considered to arise. In compliance with Policies H9 and CC7.

Neighbouring Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. 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 neighbouring properties potentially most affected are No's 14 and 16a Berkeley Avenue located to the east and west of the site respectively. As above, No.16a has the benefit of a front extension that would minimise the impact – the proposed extension would not project past this so no harm would arise.

With regard to No.14, the revised plans site the extension further away from the common boundary, and by more than 1m. This is considered sufficient so as not to result in any material overbearing effects or loss of light. No side windows are proposed and there would be no loss of privacy.

No material harm is considered to arise, in compliance with Policies H9 and CC8.

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

GRANT

Conditions

Time

Plans

Materials