

DELEGATED APPLICATION REPORT

Ward: Tilehurst

App Ref: PL/25/1634 Householder planning permission

Address: 6A WOOTTON CLOSE, TILEHURST, READING, RG31 5JE

Proposal: Single storey front garage and first floor extension plus internal alterations

Applicant: MR JEFF GLANVILLE

Received date: 13/11/2025

Target Decision date: 08/01/2026

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a detached bungalow on Wootton Close, accessed through a shared private driveway with no. 7 Wootton Close. The surrounding area is residential, although characterised by two-storey dwellings, making the application site an outlier.



Figure 1 Site photo taken by case officer on 19 November 2025.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for an upward extension of the property to create a large garage on the ground floor to accommodate the owner's car collection. The living areas would be situated on the first floor. There is no change in the footprint of the dwelling within the plot, although an increase is proposed to the existing attached single storey garage.

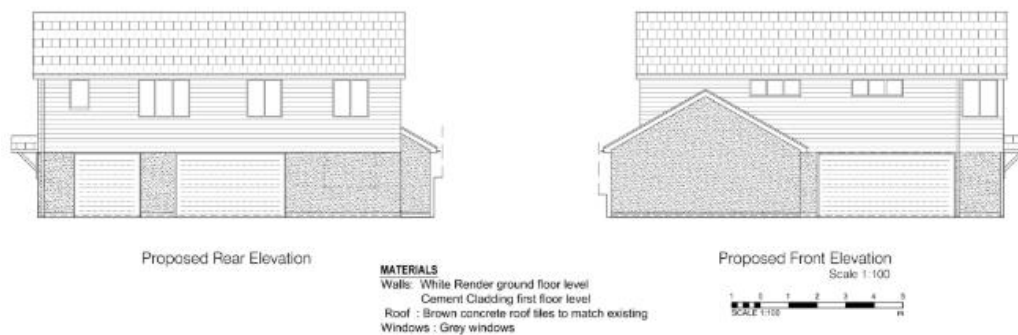


Figure 2 Screenshot of proposed elevations.

2.1. Information submitted:

1-MP100-A Existing Plans and Elevations
1-MP101-A Proposed Plans and Elevations
Received by the LPA on 13 November 2025

3. RELEVANT PLANNING HISTORY

PL/25/1103 - Pre-application advice for proposed single storey garage and first floor extension – Observations sent to applicant, including the need for sensitive fenestration layout at first floor front elevation due to risk of overlooking to neighbouring properties.

4. CONSULTATIONS

The following were consulted:

- RBC Transport Development Control – No objections subject to conditions.

A site notice was also displayed on site. No letters of representation were received.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

Reading Borough Local Plan (2019)

Policy CC1 – Presumption in Favour of Sustainable Development
Policy CC2 – Sustainable Design and Construction
Policy CC7 – Design and the Public Realm
Policy CC8 – Safeguarding Amenity
Policy EN14 – Trees, Hedges and Woodland
Policy H9 – House Extensions and Ancillary Accommodation
Policy TR5 – Car and Cycle Parking and Electric Vehicle Charging

SPD

Design Guide to House Extensions 2021
Revised Parking Standards and Design 2011

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.

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 draft version of the Local Plan Partial Update was submitted for examination 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 listed above is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the advice given below and are not considered to be ‘out of date’.

6. APPRAISAL

Character and design

Policy CC7 sets out the design requirements for all new development.

The proposed design is sympathetic to the existing character of the surrounding area. Although an unusual layout, there is no internal floor area or number of bedrooms lost in relocating the living areas to the first floor to accommodate a large ground floor garage. The bedrooms are an acceptable size and there are no objections to raise with regards to the overall appearance of the proposal.

Residential amenity

Policy CC8 requires all development to have no negative impact on residential amenity both for neighbouring residents and future occupiers.

The fenestration at the front elevation has been designed to prevent overlooking into the gardens of the properties neighbouring to the north-east. The kitchen/living area is served by high level windows on the front elevation, which is acceptable as these are not the primary windows providing light and outlook to the space. The bedroom at the front of the property is also served by a corner window and one high level window. This is also considered to provide adequate outlook and access to light.

There are no other identified risks.

Transport matters

Policy TR5 states “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 is an overprovision of parking to accommodate the applicant’s collection of cars. Although unusual, there is no harm identified. A condition is recommended to ensure that the garage remains as ancillary to the residential use of the site, and is not used for commercial purposes.

Trees

Policy EN14 states *“Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading’s vegetation cover will be extended.”*

There appear to be a number of mature trees within the rear garden. Although no tree survey has been submitted, it is not considered that the proposed works would put the existing trees at risk. The application is therefore considered acceptable in these terms.

7. CONCLUSION

The application has been assessed in line with national and locally adopted policies and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT PERMISSION

Recommended conditions:

1. Time Limit
2. Approved Plans
3. Materials to match
4. Use restricted to ancillary residential