

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/25/1072 Householder planning permission

Address: 7 Chieveley Close, Tilehurst, READING, RG31 5JD

Proposal: Single-storey rear extension and minor extension to the front porch; garden room (amended).

Applicant: Mrs Mustow

Received date: 29/07/2025

Target Decision date: 09/01/2025 (EOT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey end of terrace dwellinghouse built in 1965 and constructed of brick and green wall hanging tiles with a pitched roof. The property has an average sized rear garden for a property of this size. The site occupies a prominent position on a corner and adjacent with Enborne Close. This section of Chieveley Close is characterised by wide, open frontages, which are accentuated by the rise and fall of topography within the street. The surrounding area is predominantly residential, and the property is not listed nor situated within a conservation area.



Figures 1 & 2: Views from the front, side and rear of the property (19/09/25)

2. PROPOSAL AND SUPPORTING INFORMATION

The amended proposal is for the erection of a single-storey rear extension, a front porch extension, and a garden room, along with partial internal alterations.

The proposed single-storey rear extension would feature a mono-pitch roof, measuring approximately 4.12 m in depth, with an eaves height of around 2.45 m and an overall height of 3.29 m. It would include the installation of one set of double doors with windows on either side, as well as three rooflights. All proposed roof tiles would match the existing.

With regard to the proposed front porch extension, it would have the same depth as the existing porch and extend approximately 70 cm to the northwest. This extension would create space for an additional narrow window adjacent to the front door, while the existing large front window would be reduced in width to accommodate the proposed porch extension.

The proposal also includes the erection of a garden room at the rear of the garden. The garden room would measure approximately 3 m by 4 m, with a shallow roof, an eaves height of 2.15 m, and an overall

height of 2.2 m. It is intended for use as an office or gym and would feature one door at the front, two narrow floor-to-ceiling windows on the side, and a small high-level window at the rear.

Additionally, one long high-level window and one standard-sized window would be installed on the northwest side of the ground floor of the main property.

All proposed windows, doors, and bricks would be similar in appearance to those of the existing property.

Plans considered:

- Location Plan received 29/07/25.
- Drawing no. 24010.1 – existing floor plans received 29/07/25.
- Drawing no. 24010P03Grevb – proposed floor plans received 28/11/25.
- Drawing no. 24010.20 – proposed garden room received 28/11/25.
- Drawing no. 24008.07 Rev D – amended block plan received 15/12/25.
- Drawing no. 24010.5 G rev C – proposed elevations received 09/01/26.
- Drawing no. 24010.06 – existing elevations received 09/01/26.
- An email dated 9 January 2026 from the agent confirmed that all proposed materials would match those of the existing property.



Figures 3 - 7: Existing and proposed floor plans and elevations; proposed garden room

Planning history:

- 77/00588/00 – Dining Room Extension – Unconditional Consent – dated 5th August 1977.
- 80/TP/0644 – Relaxation of Open Plan Condition & erection of 2ft.6 high fence – Refused – dated 24th October 1980
- 0000020382 – Room in Roof – decision unknown and not dated.

- PL/23/0153 - Single storey side extension. Refused on 03/04/2023.

3. CONSULTATIONS

- RBC Transport Development Control – no objection.

The proposed works do not change the existing on-site parking arrangements; the existing integral single garage is to remain, and there is additional on-site parking in front of the garage on the drive.

- Site notices

A site notice was displayed on 19 September 2025 in front of the application site. The 21-day consultation period ended on 10 October 2025. No letters of representation have been received.



Fig 8: Site Notice, taken 19/09/25

Discussion with the agent

The original proposal for a wrap-around side and rear extension with a varied roof level was not considered acceptable, as the site occupies a prominent location and part of the proposed development would encroach upon the existing open grassed area. This would result in an overbearing form that is out of character and therefore detrimental to the appearance of the main dwelling and the wider streetscene. Following several communications, the agent agreed to amend the proposal by omitting the side extension, but requested the inclusion of a garden room to compensate for its removal. Given the changes to the proposal, a further site notice was deemed necessary.

Accordingly, a new site notice was displayed on 5 December 2025, with an expiry date of 24 December 2025. No letters of representation have been received.



Fig 9: Site Notice, taken 05/12/25

With regard to the existing fence, which is approximately 1.8 m high and located within the proposal site, it was erected without planning permission around December 2022. This fence was installed within the

amenity land, facing the public highway, and, therefore, does not fall within the scope of permitted development. However, as it is not part of this application, the following assessment does not include the fence. The officer has requested that the agent note on the proposed block plan that the existing fence does not form part of this application.

Please note that the fence line illustrated on the amended proposed block plan (see Fig. 10 below) represents the original, not the existing (unauthorised) fence line as shown in the photos in Figure 2, therefore, the note is incorrectly labelled, however, this does not impact the assessment of the proposal.

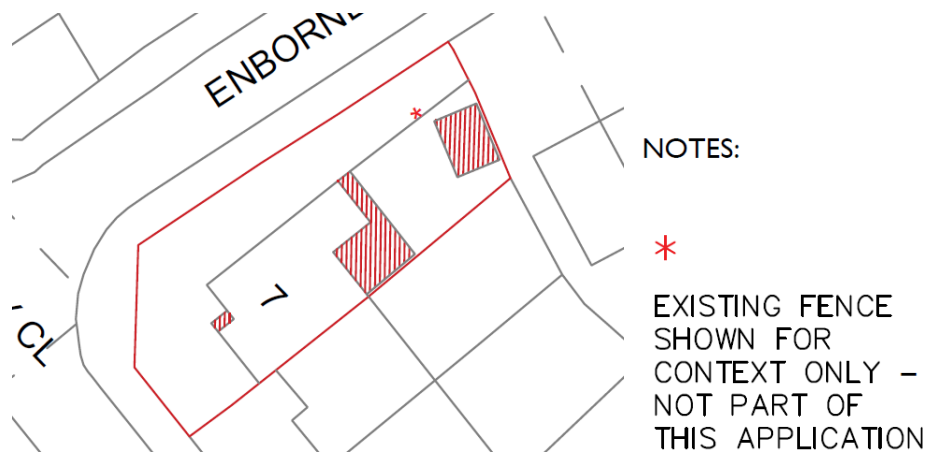


Fig 10: Amended proposed block plan (Drawing no. 24008.P07 Rev D)

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.

4. 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

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 2021

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’.

5. 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 proposal is considered acceptable overall in terms of design and scale, as the development is modest in nature. The proposed single-storey rear extension measures approximately 4 m in depth, which aligns with the recommended depth set out in the Design Guide to House Extensions (2021). The proposed front porch extension is a minor addition, with a width of approximately 70 cm, and all other design elements including character, height, and depth would match the existing dwelling. All proposed materials are to match the existing property. Therefore, the extensions are considered to respect the host dwelling and adjoining properties and are not considered to result in harmful impacts on the streetscene.

With regard to the proposed garden room, it would be located at the end of the rear garden, with an eaves height of 2.15 m and an overall height of 2.2 m. Although it would be partially visible from the street, it is not considered to have a significantly harmful impact. Furthermore, permitted development rights relating to the garden room have not been removed from this property, and the site is neither a listed building nor within a conservation area. The proposal complies with Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which serves as a fallback position and is a material consideration.

Accordingly, the proposal is considered to comply with Policies H9 and CC7 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 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. Policy H10 also requires that dwellings will be provided with functional private or communal open space

There are no identified risks of overbearing impact or loss of light to neighbouring properties, given that the proposed development is modest in scale and maintains a reasonable separation from adjacent dwellings. The proposal includes only two side windows on the northwestern wall at ground-floor level within the main property, which face directly onto the highway. Therefore, it is not considered to raise any

privacy concerns. Although the remaining garden space would be reduced, approximately 50% of the original garden area would remain available for private outdoor activities. Accordingly, the proposal is considered to comply with Policies H9, CC8 and H10.

6. CONCLUSION

Overall, the proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

Approved Plans

Time Limit

Materials (To Match)