

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/25/1816 Householder planning permission

Address: 6 TERN CLOSE, TILEHURST, READING, RG30 4AY

Proposal: Proposed single storey rear and side extension and a porch. (amended)

Applicant: Mr Lukasz Swaciak

Received date: 17/12/2025

Target Decision date: 03/03/2026 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey end-terraced dwelling with an attached single-storey garage, which is set slightly back from the main frontage. The property benefits from a modest front garden and an existing driveway. A timber garden shed is located within the rear garden. The site lies to the north of Tern Close. The surrounding area is predominantly residential in character, with single-storey rear extensions and front porches common within the vicinity.



Fig 1: Front view of 5 & 6 Tern Close, taken 12/012026

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for the erection of a front porch with a depth of approximately 1.5m and a width of approximately 2.3m, measuring around 3.1m in total height and approximately 2.4m to the eaves. The front porch would have a hipped roof. The proposed walls would be finished in white render, the door would be grey in colour, and the roof tiles would match those of the main roof.

With regard to the proposed single-storey side and rear extensions, the single-storey rear extension would project from the full width of the rear elevation of the property, extending 4m from the main dwelling. The proposed side extension would infill the existing setback area between the existing garage and the front elevation of the main dwelling. The roof would be flat, with a total height of approximately 2.75m. A single door and double window would be installed on the front elevation of the single-storey side extension, and a floor-to-ceiling door and a small window would be installed on the rear elevation of the single-storey rear extension. The proposed walls would be finished in white render, and the door/window would be grey in colour.

The existing garage would be used as a fourth bedroom with an en-suite bath. The new rear extension would be used as a shower room and dining area.

The front garden would be surfaced with permeable materials to provide two vehicle parking spaces. A hedge would be introduced along the boundary with 7 Tern Close. To allow vehicles to enter and exit the site, the existing vehicle access would be widened by 1.5m beyond its current width. The front grass verge would be retained.

Plans considered:

- Drawing No. P1695-02B – Existing and Proposed Plans and Elevations, dated 19/02/2026, received 20/02/2026.
- Drawing No. P1695-01E Location Block Plan, dated 21/02/2026, received 23/02/2026.



Figures 2-4: Existing and proposed floor plans and elevations

3. RELEVANT LANNING HISTORIES

- PL/24/1072 (5 Tern Close) – New Front Porch. Granted 14/10/2024.
- PL/12/0106 ((5 Tern Close) - Two storey side and single storey rear extensions. Granted 28/09/2011.

4. CONSULTATIONS

- RBC Transport Development Control – No objection, subject to revised plans.

Proposed works will result in the loss of the existing integral garage to provide additional accommodation. Submitted block plan illustrates new parking layout for 2 vehicles. The front extensions will further reduce the length of the available space. To facilitate the proposed layout and to prevent vehicles driving over the grass verge, which is part of the public highway, the access should be widened. This will require a license from the Highways department.

In principle there are no Transport objections however the access will need to be widened to facilitate the proposed layout and prevent further damage to the grass verge. Revised plans are required.

- Site Notice: A site notice was displayed near the application site. The 21-day consultation period was from 12 January 2026 to 2 February 2026. No letters of representation have been received.



Fig 5: Site notice photo

- Communication with the agent:

The original proposal is not considered acceptable overall, as the front extension to the existing garage would be harmful to the streetscene and its character. In addition, the proposal would result in the loss of the existing garage; therefore, two on-site parking spaces would be required, and the existing vehicular access would need to be widened. Revised plans were therefore requested.

Subsequently, the agent has provided revised plans to address the issues outlined above, see the plans considered.

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 (NPPF)

National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

EN14: Trees, Hedges and Woodlands

TR5: Car And Cycle Parking and Electric Vehicle Charging

SPD

Design Guide to House Extensions Supplementary Planning Document (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 and is currently at Examination with hearings scheduled for the first two weeks in February 2026.

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'.

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. Policy EN14 also requires that new development shall make provision for tree retention and planting within the application site, particularly on the street frontage to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change.

The side extension would infill the small setback between the existing garage and the frontage of the main house, measuring approximately 62cm in depth. The proposed 4m depth of the single-storey rear extension accords with the recommended depth set out in the Design Guide to House Extensions 2021. As such, the extensions are considered modest. Together with the use of the materials, the proposed development to the side and rear would not detract from the main dwelling or neighbouring properties. The proposal is considered acceptable overall in terms of character and appearance, as the proposed single-storey rear and side extensions are proportionate to the existing dwelling.

With regard to the proposed front porch, it is modest in scale and features a hipped roof that reflects the character of the host dwelling.

The proposal would result in the partial loss of soft landscaping within the front garden; however, the introduction of a new hedge is considered to provide appropriate mitigation.

Overall, the proposal would respect the character of the host dwelling and would not be harmful to the streetscene in terms of character and appearance.

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. Policy H9 also requires that ancillary accommodation will only be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately.

No side-facing windows are proposed. The single-storey rear extension would project approximately 1.6m beyond the rear building line of 5 Tern Close and 4m beyond the rear building line of 7 Tern Close, with a slight offset between the properties. As such, no concerns are identified with regard to privacy or overbearing impact.

With respect to loss of light, the proposal would project only 1.6m beyond No. 5, and therefore no material loss of light is anticipated to that property. Although the single-storey rear extension would slightly exceed

the 60-degree line taken from the centre of the closest habitable-room window at No. 7, this is not considered to warrant a refusal in this case, given the single-storey nature of the proposal and its overall modest scale.

The private outdoor amenity space would retain more than 50% of the original garden area and is therefore considered acceptable.

As the proposed single-storey rear and side extensions would incorporate a flat roof, a condition would be attached to restrict access to and use of the roof. Furthermore, as the existing garage is proposed to be converted into a fourth bedroom with its own bathroom and could be accessed via its own front door, there is a potential for it to operate as a separate unit through feasible alterations. A condition would therefore be applied to ensure the accommodation remains ancillary to the residential use of the main dwelling, should the proposal be approved.

Transport

Policy EN14 requires 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 Highway Authority has confirmed that it has no objection to the proposal in respect of parking provision or the widened vehicular access, subject to the hardstanding within the front garden being constructed using permeable materials and the installation of an appropriate drainage system to prevent surface-water run-off from the private property onto the public highway.

The final revised plans (Drawing No. P1695-01E) indicate that the front garden would be surfaced with permeable materials and that new drainage channels would be installed.

As such, the proposal is considered acceptable in terms of highway matters.

Land Use

The proposal includes a new front door to bedroom 4, which would have a w.c. This would have an internal door to the kitchen. It is possible that this could be let separately, and as such a condition is recommended to ensure that this is not the case, as it would possibly create a separate dwelling by stealth contrary to Policy H9 of the Reading Borough Local Plan (supporting text paragraph 4.4.76) and the Design Guide to House Extensions SPD.

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

Approve with conditions

Time Limit

Approved Plans

Materials (As Specified)

Use of Roof Restricted

Ancillary Domestic Use

Vehicle Parking (As Specified)

Vehicular Access (As Specified)

