

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/1744 Householder planning permission

Address: 8 FRAMLINGHAM DRIVE, CAVERSHAM, READING, RG4 6RE

Proposal: Single storey front extension

Applicant: Freddi

Received date: 04/12/2025

Target Decision date: Originally 29/01/26 EOT agreed until 13/3/26

Case Officer: Catrin Davies

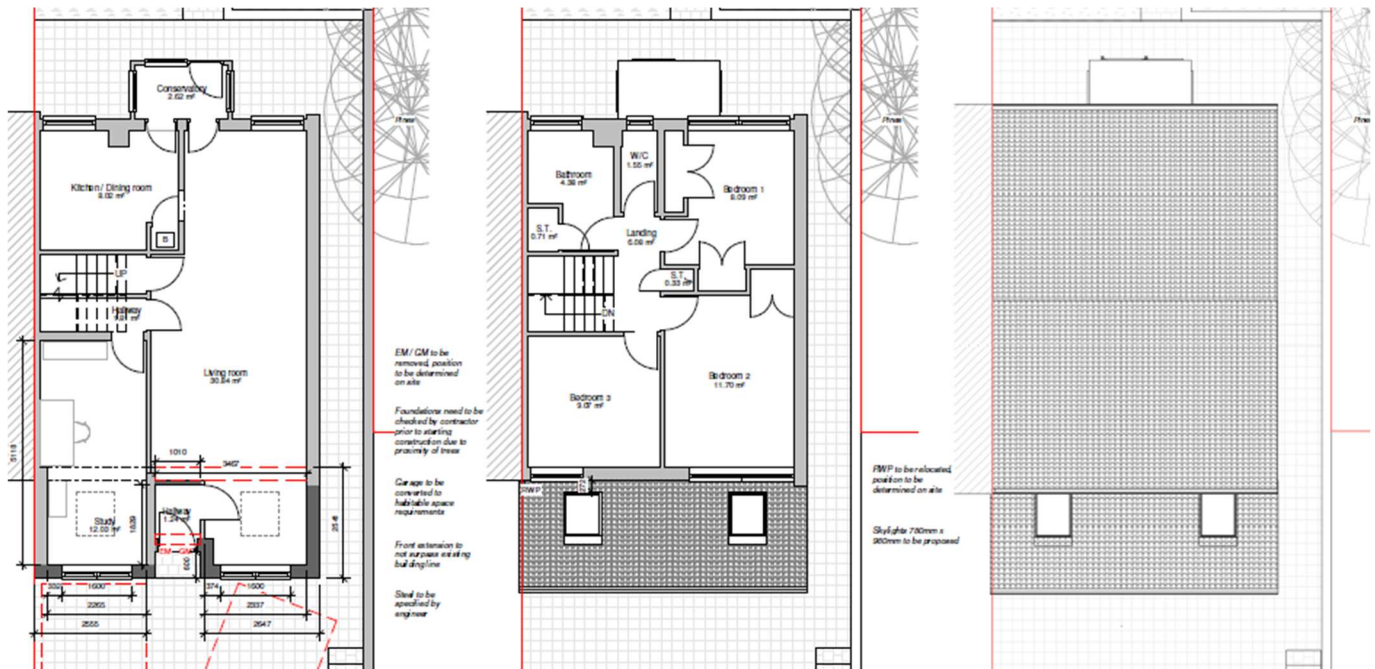
1. SITE DESCRIPTION

The application site is a two-storey end of terraced dwelling located on the western side of Framlingham Drive close to the junction with Giffard Close and in Caversham Park Village. The application site has an existing front projection and rear projection (conservatory), with hard standing to the front. The existing site has an existing internal garage.

The site has land level changes and there are several trees located on the site.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal results in a single storey front extension 2.5 m from the front elevation but would not extend beyond the existing front projection. The resultant front extension would have a pitched roof and materials are proposed to match the host property.



Floor Plans

The application has been amended since submission with the removal of a rear extension, as officer believed this may potentially result in harm to neighbouring amenity.

Plans:

FD-R00-PR-101- Site plan and Location plan received 24/2/26
FD-R00-PR-102- Proposed floor plans received 24/2/26
FD-R00-PR-103- Proposed elevations received 24/2/26
FD-R00-PR-104- Proposed elevations received 24/2/26
FD-R00-PR-105- Proposed sections received 24/2/26

Planning History:
No relevant planning history

3. CONSULTATIONS

Transport Development Control

Proposed works will result in the loss of the existing integral garage and therefore the loss of parking. In accordance with the Councils current parking standards 2 off road parking spaces are required. Plans have not been submitted illustrating an alternative parking layout. Revised plans are required. Any changes required to the existing vehicle access would require a license from the Highways Department and will need to be illustrated on plans.

Comment: Plans amended in relation to comments above. RBC Highways were reconsulted and comment below.

This is fine.

DC1 VEHICLE PARKING (AS SPECIFIED)

IF3 Highways

Natural Environment

No objection, discussed below.

A site notice was displayed at the application site, and one letter of representation was received. The comment can be summarised as:

- Concerns of neighbouring amenity

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 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)

EN14 (Trees, Hedges and Woodland)

SPD

Design Guide to House Extensions SPD 2021 Parking Standards and Design SPD

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. 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 proposed front extension would not extend beyond the existing front projection and would essentially 'square off' the front of the property. The scale and mass would be proportionate to the existing and given it is a single storey would be subordinate to the existing. Given distance to boundaries it would not result in a cramped appearance. The proposed materials would be similar in appearance which ensures the proposal assimilates with the existing. It is recognised that the proposal would be a change from the established form of flat roof front projections along this terrace. However, it is not considered to result in such significant harm to warrant a refusal on this basis alone. It is also noted that there have been other garage conversions and other pitched roof front projections within the local vicinity and as such this would not be out of keeping. No significant material design concerns. In compliance with Policies 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 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 proposed front extension would not extend any closer to the shared boundary with No. 10 Framlingham Drive than the existing built form and the roof alterations are modest in nature and are pitched reducing its massing as such the extension is not considered to impact the amenities of No.10. The proposal would result in the garage being used as internal amenity area for the dwelling; this is not considered to result in undue noise given this is a modest increase in internal amenity area. No significant material harm is considered to arise. In compliance with Policies H9 and CC8.

Highways

Policy TR5 requires that the 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 will result in the loss of the existing integral garage and therefore the loss of parking. In accordance with the Council's current parking standards two off road parking spaces are required. The plans indicate two off-street parking spaces can be accommodated on the existing hard standing to the

front of the property as such the proposal would accord with the Council Parking Standards the proposal is considered to comply with policy TR5.

RBC Transport Development Control were consulted and raised no objection subject to conditions.

Other matters

There are trees on the site. Given the extension would not extend any closer to trees than existing hard standing it is not considered the proposal would have undue harm to trees. Whilst some shrub pruning/removal may be required, Natural Environment officers have confirmed no objection to this or the proposals.

6. 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:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

3. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

FD-R00-PR-101- Site plan and Location plan received 24/2/26

FD-R00-PR-102- Proposed floor plans received 24/2/26

FD-R00-PR-103- Proposed elevations received 24/2/26

FD-R00-PR-104- Proposed elevations received 24/2/26

FD-R00-PR-105- Proposed sections received 24/2/26

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

4. The extensions hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

