

DELEGATED APPLICATION REPORT

Ward: Southcote

App Ref: PL/25/1824 Householder planning permission

Address: 110 KENILWORTH AVENUE, READING, RG30 3DW

Proposal: Proposed garage conversion and wrap-around single storey side and rear extension (amended)

Applicant: Mr S. Masood

Received date: 19/12/2025

Target Decision date (agreed extension): 27/03/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application property is a two-storey semi-detached dwelling with a hipped roof. A garage adjoins the side elevation. The site is located on the north side of Kenilworth Avenue, which is a private street. The surrounding area is predominantly residential.

Google earth image:



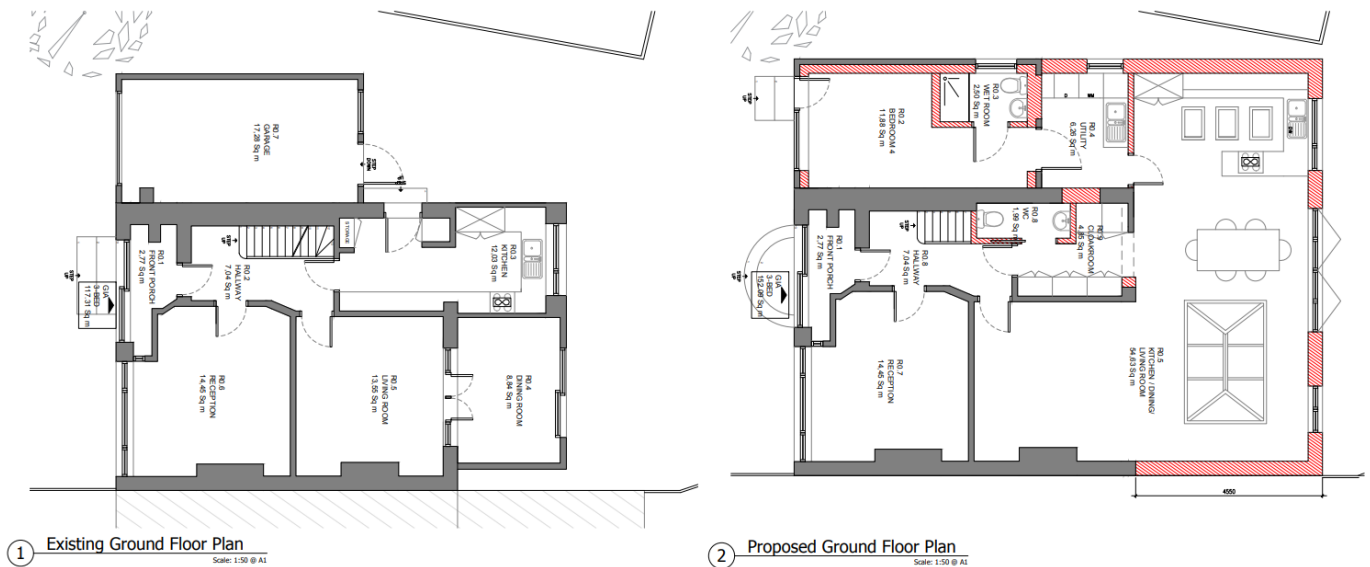
Site visit date: 14th January 2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to convert the existing garage into habitable space, and to extend beyond the rear of the garage to create a wrap-around, single storey, side and rear extension. The proposed rear element of the extension would replace the existing rear projections. The proposed development would project beyond the original rear wall of the dwelling by 4.550m.



Plans/documents considered:

Drawing No. PA-1718-01 - Location and Block Plan received 19th December 2025
 Drawing No. PA-1718-02 – Existing Front and Rear Elevations received 19th December 2025
 Drawing No. PA-1718-03 – Proposed Front and Rear Elevations received 19th December 2025
 Drawing No. PA-1718-04 – Existing and Proposed Side Elevations received 19th December 2025
 Drawing No. PA-1718-05 – Existing and Proposed Floor Plans received 19th December 2025
 Drawing No. PA-1718-07 – Existing and Proposed Roof Plan received 19th December 2025
 Drawing No. PA-1718-07 C – Existing Roof Plan in Context received 13th March 2026
 Drawing No. PA-1718-08 – Roof Plan in Context received 13th March 2026

3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 14th January 2026 for a period of 21 days. No letters of representation have been received at the time of writing this report.

RBC Transport

The application will result in the loss of the garage and, therefore, a loss of parking. A new parking layout has not been submitted, illustrating 2 parking spaces, which would be required in accordance with the Council's current parking standards, however aerial images show there is capacity on the front drive for 2 vehicles, this may require some landscaping of the front garden area.

In principle there are no Transport objections, however plans illustrating the existing access and proposed parking layout for 2 vehicles are required, this can be dealt with by way of condition. Any changes to existing access will require a licence from the Highway Department.

Planning Officer note: To avoid a pre-commencement condition, the agent provided revised plans illustrating the proposed parking layout. The Transport Officer confirmed the submitted plans are acceptable and in accordance with current standards.

RBC Natural Environment

No objections, however, the applicant is encouraged to retain the existing vegetation at front of the site, and it is recommended that protective fencing is erected for the tree in the rear garden, prior to commencement.

4. RELEVANT PLANNING HISTORY

None

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN14 (Trees, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR5 (Car and Cycle Parking and Electric Vehicle)

SPD

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

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 pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and is currently at examination.

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 remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the appraisal below 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.

The overall development is considered acceptable in terms of scale. The proposed extension is single storey in nature and considered subservient to the application site. Although the depth of the rear extension slightly exceeds the 4m guidance within the Design Guide to House Extensions SPD, the property is set within a sizeable plot and capable of accommodating a larger extension.

In terms of design, the proposed extension is considered suitable, and would be built of red brick to match the original house and to help aid its integration.

Given the design, size and the finishes of the proposed development, it is not considered to detract from the original character of the host dwelling. The impact on the street scene is considered very minor, the garage is already in situ, and the bulk of the development is retained at the rear of the site. There are a variety of developments within the vicinity, including rear/side extensions and garage conversions. Therefore, the proposals are not considered out of character for the location.

Overall, the proposals are not considered to cause harm to the character of the existing dwelling or the wider area and, therefore, complies 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 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.

With regard to the attached neighbouring property at no. 108 Kenilworth Avenue, this neighbour already has a rear extension in situ, right up to the shared boundary, with a similar depth and a greater height. Therefore, there are no identified risks of the proposals causing any detrimental impact to amenity for the occupiers of this neighbouring property.

The proposed development is single storey only and is set far enough away from all other neighbouring properties to ensure there would be no negative impacts on neighbouring amenity in terms of overbearing effects, visual dominance, or loss of light. There are two windows proposed in the side elevation of the development, the floor plan shows that these windows would host a wet room and a utility room. It is considered necessary for a condition to be attached to this planning permission to ensure that these windows would be obscure glazed.

As the garage building is already in situ, along with a covered area beyond the rear of the garage, and there are existing rear extensions already at the site to be replaced by the development, the overall additional footprint and built form is not considered significantly different to that of the existing arrangement.

A condition is attached to this permission to ensure that the use of the proposed development will remain ancillary to the main dwelling at 110 Kenilworth Avenue.

Other matters

With regard to bats, the area of the proposed extension falls outside of the area on the proposals map identified as an area of biodiversity interest. Furthermore, the proposals do not affect the roof of the main dwelling.

As per the Transport Officer's comments, the loss of the existing garage is considered acceptable as there is sufficient off-road parking space for two vehicles. A condition is attached to ensure all vehicle parking spaces are provided in accordance with the approved plans and are kept available for parking at all times after.

To ensure protection of retained trees on site, the applicant is advised through an informative to erect a protective fencing prior to commencement of any construction and/or demolition works. It is encouraged for the vegetation to be retained at the front of the site.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans

Ancillary Use

Obscure Glazing

Vehicle Parking