

DELEGATED APPLICATION REPORT

Ward: Tilehurst

App Ref: PL/25/1698 Householder planning permission

Address: 1 ELVASTON WAY, TILEHURST, READING, RG30 4LX

Proposal: Demolition of part of the existing detached garage and construction of replacement single storey rear extension connected to the main house (amended)

Applicant: J Thomas

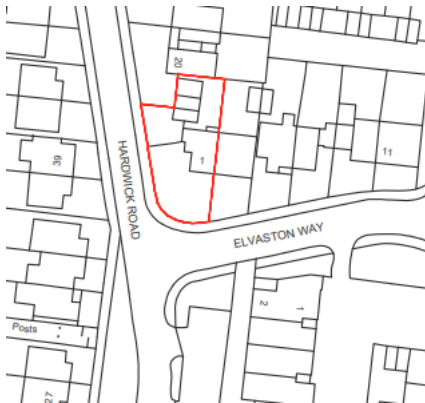
Received date: 25/11/2025

Target Decision date (agreed extension): 23/03/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached property with a pitched roof located on the corner of Hardwick Road and Elvaston Way. The property is set back from the roadsides with hard and soft landscaping. The property has a single storey side extension and a detached garage outbuilding in the rear garden. The surrounding area is predominantly residential.



Extract of the location plan

Google earth image:



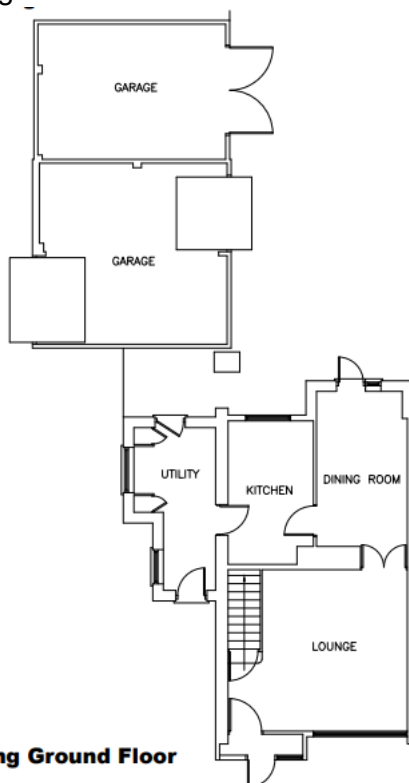
Site visit date: 18/12/2025

Site visit photos:

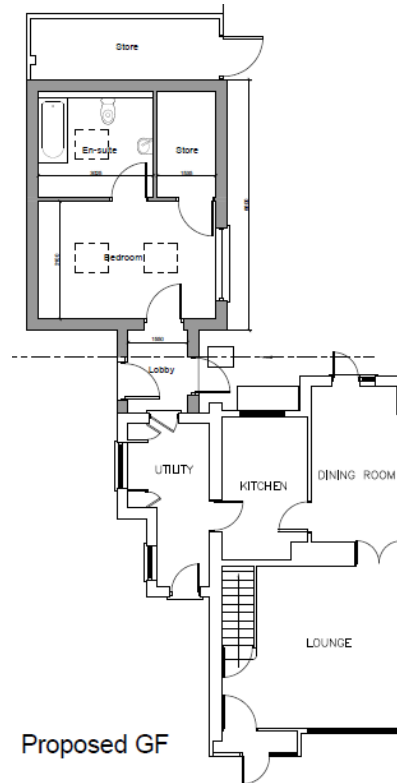


2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the partial demolition of an existing garage outbuilding. A portion of the garage would be retained and used as a store. The demolished section would be replaced with a single storey rear extension to provide a ground floor bedroom and ensuite. The proposal also includes connecting the new extension to the existing house to form a link and create a lobby area. The extension would have a pitched roof with 3 rooflights, and the materials used would match those of the existing dwelling.



Existing Ground Floor



Proposed GF

Plans considered:

Drawing No. 24-23-02 rev C – Proposed Floor Plans, Elevations and Block Plan received 18/03/2026
Drawing No. 24-23-01 – Existing Floor Plans, Elevations, and Location Plan received 25/11/2025

3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 18th December 2025 for a period of 21 days.



One letter of representation has been received from a neighbouring property regarding the application. The letter supports the proposal but raises concerns with regards to asbestos.

Asbestos is not a material planning consideration however, the applicant is advised that asbestos may be present within the existing garage. Prior to the commencement of any demolition or construction works, the applicant should ensure that an appropriate asbestos survey is undertaken and that any asbestos is managed, removed, or disposed of in accordance with current Health and Safety Executive regulations and guidance.

RBC Transport

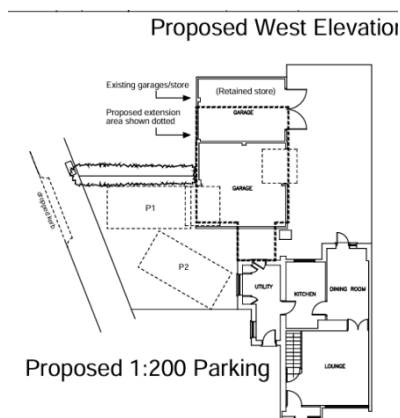
Proposed works will result in the loss of the double garage and, therefore, 2 parking spaces.

Plans have not been submitted illustrating a new parking layout for 2 vehicles. Revised plans are required including illustration of existing accesses. Any changes proposed to any vehicle accesses will require a license from the Highways Department.

Please ask the applicant to submit revised plans.

Planning officer note: Following the above comments, the agent subsequently submitted amended plans illustrating 2 on-site parking spaces.

The Transport Officer confirmed the parking layout is acceptable as the existing vehicle crossing aligns with the proposed parking layout.



As such, there are no objections subject to a condition to ensure vehicle parking as specified.

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)
H6 (Accommodation for Vulnerable People)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

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

In terms of scale, although the proposed development is fairly large, it is considered acceptable for its intended purpose. Furthermore, given the presence of the existing garage outbuilding of similar size and scale on the site, the development is not considered significantly different to that of the existing arrangement in terms of the bulk of built form. The proposed development is all single storey in nature.

In terms of design, the proposed pitched roof form over the extension is considered to enhance the overall appearance, and the use of matching bricks and roof tiles will ensure the development remains in keeping with the character of the host dwelling. The proposed arrangement of windows/doors is also considered acceptable. The impact on the street scene and the surrounding area is considered fairly minor, given the existing context at the site.

Overall, the proposal is considered to comply with policies H9 and CC7 of the Reading Borough Local Plan.

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.

Due to the single storey nature of the proposed development, there are no identified risks in terms of loss of privacy for neighbouring amenity or overlooking concerns. There are also no identified risks in terms of visual dominance or overbearing effects. The footprint of the development will be similar to that of the existing garages (albeit there will be the addition of a small link extension which will connect the development to the main dwelling).

There is a significant distance between the proposed extension and the neighbouring property at number 3 Elvaston Way, therefore, no adverse impacts are envisaged for this neighbour.

The neighbouring property most likely to be affected by the development is the neighbouring property at no.20 Hardwick Road. However, there is no external change to the section of the existing garage closest to this neighbour, this section is to be used for storage, and its walls and flat roof form will remain the same.

For current occupiers of the host dwelling, the proposed works will facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposed development is considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

Other matters

The proposal would not affect the main roof of the dwelling so it is unlikely that bats will be affected by the development.

No substantial trees fall within 15m of the proposed development.

Due to the scale, design and layout of the proposed development, it is considered necessary to attach a condition to this planning permission to ensure that the use of the extension remains ancillary to the main dwelling at 1 Elvaston Way.

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

Vehicle Parking