

DELEGATED APPLICATION REPORT

Ward: Kentwood

App Ref: PL/26/0146 Householder planning permission

Address: 47 Armour Hill, Tilehurst, Reading, RG31 6JP

Proposal: Single storey rear/side extension and garage conversion with associated elevational changes and front extension.

Applicant: Mr & Mrs Roddy

Received date: 03 February 2026

Target Decision date: 31 March 2026

Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site is a two-storey, semi-detached residential dwelling, located on the north side of Armour Hill in Tilehurst which is in the Kentwood Ward of Reading. The property sits on a plot with a large north facing rear garden with mature trees and shrubs whilst the frontage has been turned over to provide off-street parking for 2 or more vehicles. The property backs on to Arthur Newberry Park – a large expanse of green space surrounded with mature trees. Both the neighbouring properties are of the same age and character. The host property has been subject to extensions and refurbishments over the years, including a two-storey side extension and single storey rear extension. The site is not a listed building, nor does it fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks planning permission for a single storey rear/side extension and garage conversion with associated elevational changes and front extension. The proposal single storey extension measures approx. 4m x 4.5m from the side of existing kitchen to the back of the garage which would infill the existing built form following demolition of the existing lean to as well as converting the existing internal garage into a habitable room with the removal of a garage door to a window. The materials would match the existing.

Plans:

26/01/01- Existing Plans received 3/2/26

26/01/02- Proposed plans received 3/2/26

Planning History:

No relevant Planning history

3. CONSULTATIONS

The following were consulted:

Transport Development Control

No objection

Public Consultation

No letters of representation were received.

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)

SPD

Design Guide to House Extensions SPG 2021

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 existing street scene is characterised by semi-detached properties of the same age, and style. Some properties have been subject to extensions and refurbishments, single storey and double storey side and rear extensions with several properties having off-street parking for 1 or 2 vehicles within the front garden.

The proposed side/rear extension would infill the existing built form and would not be visible from the street scene. The proposed front/side extension is modest and would not extend beyond the existing front elevation creating a bay window which would assimilate with the existing fenestration. The proposed extensions are proportionate to the existing dwelling with materials to match. Due to these reasons the proposal is considered to have an acceptable design and complies with 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 proposal would not extend built form any closer to the shared boundary than the existing, with the front/side extension modest in nature with the bay window pitch inward from the shared boundary. The rear/side extension would infill existing built form and is single storey which would be partially mitigated by existing boundary treatment. The proposed rear/side extension would be pitched away from the shared boundary reducing its prominence. No.45 is stepped in from the shared boundary with a carport/shed sited along the shared boundary. It is considered there would be meaningful rear garden land available which is not adjacent to built form to ensure the extension is not overbearing in nature. Due to these reasons the proposal is considered to have an acceptable impact on No.45 and complies with policy H9 and CC8 of the Reading Local Plan.

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.

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:
26/01/01- Existing Plans received 3/2/26
26/01/02- Proposed plans received 3/2/26

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.