

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/1474 Householder planning permission

Address: 11 Woodford Close, Caversham, Reading, RG4 7HN

Proposal: Demolition of existing garage and rebuild garage attached to existing house with internal and external alterations

Applicant: Mr C Cheng

Received date: 15 October 2025

Target Decision date: 27 March 2026

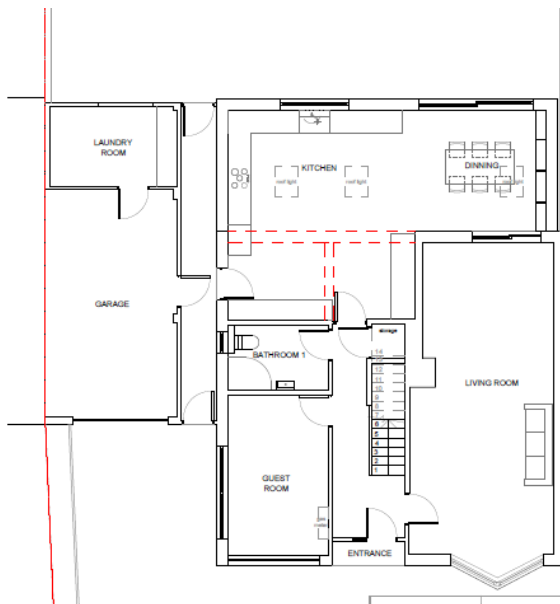
Case Officer: Catrin Davies

1. SITE DESCRIPTION

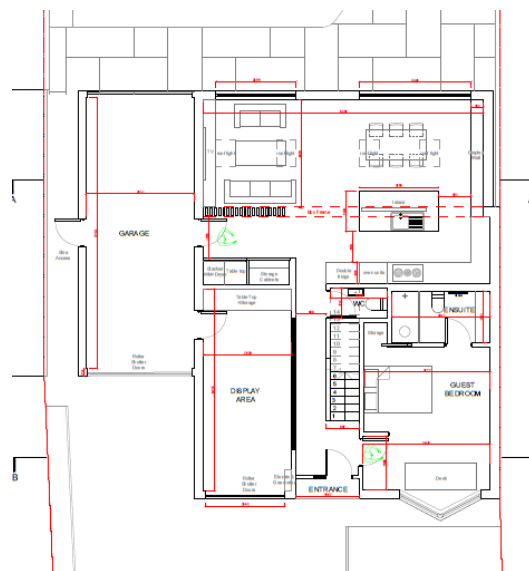
The application relates to a detached two storey dwelling located on the western side of Woodford Close. The site has an existing detached garage which is located to the south of the existing house and is located along the shared boundary adjacent to the garage of No.15. The application site is stepped in from the front boundary.

2. PROPOSAL AND SUPPORTING INFORMATION

The application involves demolishing the existing detached garage and constructing a single storey side extension to form new garage together with fenestration alteration of the existing building.



Existing



Proposed



Plans

D100-121224-001 Proposed ground floor plan (amended) received 2/3/26

P-121224-008 Existing Rear elevation received 2/3/26

P-121224-007 Existing front elevation received 2/3/26

P-121224-006 Existing side elevation received 2/3/26

D-121224-008 Proposed rear elevation received 2/3/26

D-121224-007 Proposed front elevation received 2/3/26

D-121224-006 Proposed side elevation received 2/3/26

Location Plan received 15/10/25

D100-121224-001 Block plan (amended) received 8/3/260

Planning History

PL/09/0051- Single storey rear extension

3. CONSULTATIONS

The following were consulted:

Transport Development Control

No objection

Trees - Planning Natural Environment

No objection.

A site notice was displayed at the application site, and 10 letters of representation were received. These can be summarised as:

- The proposal would result in commercial activity at the site
- Existing commercial activity at the site
- Concern proposal would impact neighbouring properties
- Out of keeping
- Impact on amenity
- Noise

Comment

The majority of the letters raised concerns about proposed commercial activity at the site. The applicant has confirmed that no commercial activity is intended and the site would remain in residential use. It is acknowledged many neighbours have stated they are experiencing disruptions due to car related activities at the site, the matter is beyond the scope of this application.

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)

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 proposed side extension is sited in a similar location as the existing and is stepped in from the front elevation and is single storey with a height similar to the existing. The proposed elevational alterations are modest in nature and while the proposed windows would occupier a larger surface area at ground floor level there is still significant brickwork remaining and the window are proportionate in terms of there scale. The proposed dwelling is stepped in from the front boundary reducing its prominence. In additional there are other examples of this type of fenestration along the street scene so would not be 'out of keeping'. The proposed materials would be similar in appearance which ensures the proposal assimilates with the existing. Due to the reasons stated above, the development is considered acceptable, in compliance with Policies H9 and CC7.

It is important to acknowledge the proposed assessment on appearance only relates to the aspect which are considered 'development', as such the LPA have no control of how the applicant will use the window in terms of the 'display area' or indeed as to what could be viewed from the window, the LPA can only assess the window alterations themselves as that is 'development'.

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 side extension does not extend beyond the existing and is stepped from the shared boundary of No.15, the proposed windows would have the same outlook as the existing. Due to these reasons the proposal is considered to have an acceptable impact on neighbouring amenities and complies with policy H9 and CC8.

It is acknowledged that the majority of letters of representation raised objections due to on-going disruptions at the site and concerns the proposal would result in a commercial unit. The applicant has confirmed no commercial use is proposed at the site, with the site remaining in residential use. The LPA can only assess a proposal on what is being proposed therefore no weight is afforded to potential commercial use however in the future should the site change it's use then this would be investigated by the enforcement team as a separate matter. Based on the information available to the LPA the site is in residential use and any activity at the site falls within this use, any existing disruptions are beyond the scope of this assessment.

Based on the information provided all works are within the applicant's ownership, should there be any impact on neighbouring property or encroachment of neighbouring land this is a civil matter and can not be dealt with within the planning framework.

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.

7. RECOMMENDATION

Granted subject to the following recommended 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 Policies H9 and 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:

D100-121224-001 Proposed ground floor plan (amended) received 2/3/26
P-121224-008 Existing Rear elevation received 2/3/26
P-121224-007 Existing front elevation received 2/3/26
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Location Plan received 15/10/25
D100-121224-001 Block plan (amended) received 8/3/260

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 flat roof area of the extension hereby permitted shall not be used as roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. REASON: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises, in accordance with the requirement of Policy CC8 of the Reading Borough Local Plan 2019.
5. The extension 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.