

DELEGATED APPLICATION REPORT

Ward: Church

App Ref: PL/26/0079 Householder planning permission

Address: 172 BARNSDALE ROAD, READING, RG2 7JP

Proposal: Proposed Garage conversion, 2 storey rear extension with 2 side dormers and a front porch addition with a side storage shed and ground floor side extension

Applicant: Mr ADITYA SARASWAT

Received date: 23/01/2026

Target Decision date: 23/03/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey detached dwelling with a pitched roof. A garage extension extends along the southerly side elevation, projecting to the rear of the dwelling. The dwelling benefits from a large rear garden. The surrounding area is predominantly residential, generally comprised of detached dwellings of various styles and design. A number of properties have been subject to extensions and alterations. The property is not listed nor in a conservation area.

Google earth image:



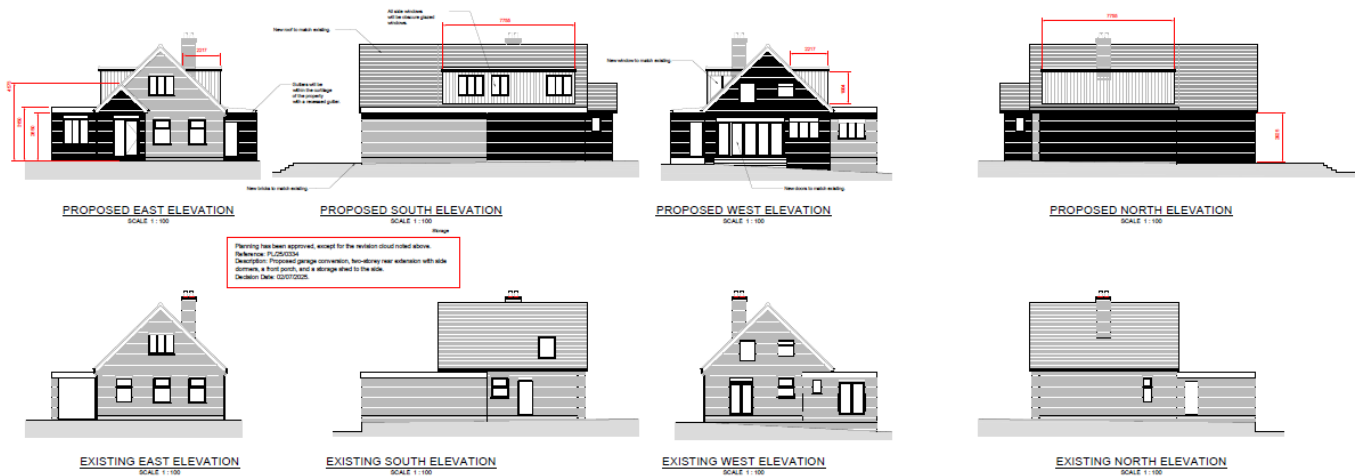
Site visit date: 10th February 2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for to convert the existing attached garage into habitable space. A two storey rear extension with a depth of 4.630m, with 2 side dormers and a front porch addition with a side storage shed and ground floor side extension.



Plans/documents considered:

Drawing No. P1613-01 – Location and Block Plan received 23rd January 2026

Drawing No. P1613-02 – Existing and Proposed Plans and Elevations received 23rd January 2026

Arboricultural Impact Assessment received 23rd January 2026

3. CONSULTATIONS

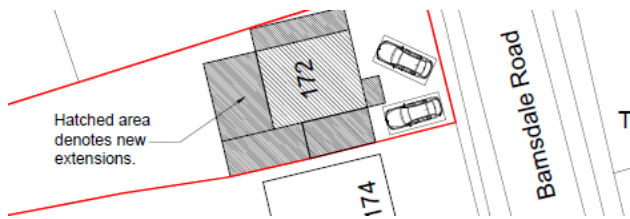
A site notice was displayed at the front of the property by the case officer on 10th February 2026 for a period of 21 days. One letter of representation has been received (see below).

Our concerns are as stated in comments on the previous planning application for this property. If a window were to be put in the North facing side of the proposed dormer on the North side of the property to provide light to Bedroom 2 there would be direct line of sight between it and two of our bedrooms; it would also directly overlook our conservatory and large parts of our decking area, patio and rear garden, thus compromising our privacy. Such a window had been added to the previous planning application at a late stage, but subsequently removed, we believe on advice from the planning officer, and possibly as a result of our comment. Similarly, if a dormer with North facing window were ever to be built on to Bedroom 3, it would overlook our conservatory, and all of our decking area, patio and rear garden. The plans as currently submitted are acceptable, but is it possible for any planning consent to preclude these situations?

Officer note: no windows are proposed in the first floor north elevation of the property and a condition is attached to this planning permission to ensure no new openings without the grant of a separate planning permission from the Local Planning Authority.

RBC Transport

The application will result in the loss of the garage to provide ancillary accommodation and parking alongside the property, which will result in the loss of parking. The submitted block plan illustrates 2 parking spaces provided on the front garden area.



The site is served via 2 existing vehicle crossings; no changes are proposed.

The proposed provision is in accordance with the Council's current parking standards and is, therefore, deemed to be acceptable.

RBC Natural Environment

I can confirm I have no objections to this application subject to Condition L7A. With reference to the Arboricultural Impact Assessment, 20th May 2025, Project No. 25_5837_04_76, no tree removals are required, and the only tree works that are required is clearance pruning to T2, which is a tree in adjacent land and the works can be undertaken under common law. No RPAs are impacted which is also positive.

4. RELEVANT PLANNING HISTORY

PL/25/0334 - Proposed Garage conversion, 2 storey rear extension with side dormers including window, front porch addition with a side storage shed – Approved July 2025

PL/19/1276 - Part one, part two storey side and rear extensions and erection of front porch – Refused Oct 2019

PL/18/1162 - Part one, part two storey side and rear extension – Approved Feb 2019

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)

EN12 Biodiversity and the Green Network
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 proposed two storey rear extension, single storey side extension, front porch, and two side facing dormers, were all previously approved under reference 250334 and there have been no significant changes in policy or circumstances at the site since that time. This is material to the consideration of the current proposal and these elements of the proposal are considered to be acceptable on this basis.

Previously approved plans:



The current proposal is similar to that of the previously approved application, however, the new plans show amendments to the fenestration arrangements, the two side facing dormers have both been increased in size, and a single storey side infill extension is proposed in front of the existing garage.

The bulk of the development is contained at the rear of the site, and the impact on the street scene is considered fairly minor. The proposed side dormers, although larger than previously approved, are considered acceptable in terms of scale and size, they are set well within the roof slope (significantly set down from the ridgeline and set back from the eaves). The addition of the single storey, flat roofed, infill extension at the front of the existing garage is not considered harmful to the host dwelling. It would be similar to the single storey extension previously approved on the other side of the dwelling, which would be built in line with the front elevation of the dwelling.

The overall development is considered acceptable in terms of scale and design. The proposed development would not detract from the character of the existing dwelling, and the front facing gable would remain the dominant feature. There are a variety of developments within the vicinity, including rear/side extensions and, therefore, the proposals are not considered out of character for the location.

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.

The previously approved scheme was amended during the application process to minimise potential harm to neighbouring properties.

The proposals are considered appropriate in terms of scale and size. The elements of the proposed development closest to the side boundaries are single storey in nature. Therefore, there are no identified risk in terms of overbearing effects or visual dominance. There are also no identified risks in relation to loss of sunlight/daylight.

Although the proposed dormer in the north elevation would be enlarged by the current scheme, it would not include any windows facing towards no.170 Barnsdale Road. It is considered appropriate for a condition to be attached to ensure that no windows are inserted. With regards to the enlargement of the side dormer in the south elevation, a further two windows would be included (so there would be 3 in total), however, the plans indicate that all 3 windows would be obscure glazed, furthermore, the side elevation in no.174 Barnsdale Road doesn't have any windows, therefore, there are no identified risks in terms of overlooking or loss of privacy.

For current and any future occupiers of the host dwelling, the proposed works would 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, subject to conditions, the proposed development is considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

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

Arboricultural Method Statement (as specified)

Vehicle Parking (as specified)

No new openings

Obscure glazed windows

Use of flat roofs restricted