

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref: PL/25/1722 Householder planning permission

Address: 28 ELLIOTS WAY, CAVERSHAM, READING, RG4 8BF

Proposal: Conversion of existing garage to habitable use, comprising removal of the existing garage door and insertion of a new window, and replacement of the existing rear door and window with new door units. (Description Changed)

Applicant: Mr Steve Wallington

Received date: 01/12/2025

Target Decision date: 17/03/2026; EOT agreed until 2/4/2026

Case Officer: Ethne Humphreys / Mishga Marshall

1. SITE DESCRIPTION

The site relates to a 3 storey end of terraced property located on the west side of Elliots Way. The properties within this road all have an integral garage and a parking space on site - several garages have been converted to habitable accommodation. The property is not listed nor in a conservation area. The site is located within Flood Zone 2 as designated by the Environment Agency.

The proposal requires planning permission as the original permission for Elliots Way required the garages and parking spaces to remain available for car parking in association with the dwelling.

2. PROPOSAL AND SUPPORTING INFORMATION

This application seeks planning permission for the conversion of existing garage to habitable use, comprising removal of the existing garage door and insertion of a new window, and replacement of the existing rear door and window with new door units.

The materials would match those of the host property.

Plans considered:

Location Plan

Block Plan

Proposed Floor Plan and Front and Rear Elevations

Received 1st December 2025

Flood Risk Assessment dated January 2026 Ref. F2512-013

Received 20th January 2026

3. CONSULTATIONS

Transport Development Control: No objection subject to condition, discussed below.

A site notice was displayed. No neighbour letters of representation received.

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 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)

TR3 (Access, Traffic and Highway-Related Matters)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

EN18 (Flooding and Drainage)

SPD

Design Guide to House Extensions SPD 2021

Revised Parking Standards and Design SPD 2011

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 garage door would be removed and a new window inserted that would match those of the existing property. The brickwork would match the existing which is appropriate given the largely uniform context of the remainder of the street scene.

Whilst the loss of the garage door would clearly be a change to the front elevation, it is not considered to result in any unacceptable negative impact, given the modern design of the terrace blocks. Furthermore, it is noted that No.32 Elliots Way (south end of terrace) has recently converted the garage to habitable accommodation and as such it would not be out of character. No material harm to property or street scene.

Broadly in compliance with Policies H9 and CC7.

Neighbour 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. Policy H10 also requires that dwellings will be provided with functional private or communal open space.

Given the diminutive nature of the proposed works it is considered there would be no material loss of amenity to the occupiers of any neighbouring properties in terms of loss of light, privacy or overbearing impact.

In compliance with Policy CC8.

Transport

The original planning permission for this development 97/0566/FD contained the following condition:

Condition 7: The garage(s) hereby permitted, shall be used solely for the garaging of private vehicles owned by and/or used by residents of the domestic property to which the garage(s) relate. Any repair of vehicles shall be restricted to the said private vehicles and shall take place only within the garage(s) and not on the forecourt, the adjoining garden or street. No commercial repairs, panel beating, cellulose spraying, nor any other trade or business shall be carried on, in or from the garage(s).

Reason: to enable the local planning authority to control the use of such garages in the interests of amenity and road safety.

The plans show two car parking spaces at the front of the site on existing hardstanding. The Council's Transport officer has confirmed that, as provision of off road parking for 2 vehicles has been illustrated, they have no objection to the loss of the garage. However, the Transport Officer requested that a condition is attached to state that parking spaces should be provided prior to occupation and kept available for parking. Given that parking is illustrated and already exists, with no indication that it would be likely to be removed, – and noting no increase in bedrooms at the site – it is not considered necessary to attach this condition. Adequate parking exists without the garage and the development is therefore acceptable on highway safety and parking grounds.

Flooding

Policy EN18 requires that the development will consider flooding from all resources, including fluvial, surface water, groundwater and sewer flooding. Where development in areas at risk of flooding is necessary, it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding.

As the site is located within Flood Zone 2, a flood risk assessment has been submitted. The FRA states that the proposal will incorporate the following measures:

- Raising all sensitive electrical equipment, wiring and sockets on the ground floor to at least 600mm above the estimated flood level (to at least 39.15 mAOD). This complies with Building Regs Document P which states: switches and sockets should be between 450mm to 1200mm above FFL.
- Using flood resistant materials that have low permeability to at least 600mm above the estimated flood level (to at least 39.15 mAOD). Exact products are to be specified at detailed design following granting of planning approval.
- Using flood resilient materials (for example lime plaster) to at least 600mm above the estimated flood level (to at least 39.15 mAOD). Exact products are to be specified at detailed design following granting of planning approval.

This is considered acceptable given the nature of the proposal and it is not considered that the proposal would increase the risk of flooding or compromise the safety of occupants or neighbours. A compliance condition is recommended to ensure that the above measures are carried out.

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

Approve with conditions:

Time

Plans

Materials to Match

Flood Measures as Specified