

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/26/0196 Householder planning permission

Address: 7 ALDEBURGH CLOSE, EMMER GREEN, READING, RG4 8UT

Proposal: Garage conversion to habitable accommodation, addition of rear glazed lean to.

Applicant: MR AND MRS A BOWELL AND LISA RICHMOND AND BOWELL

Received date: 12/02/2026

Target Decision date: 09/04/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a 2-storey detached mock Georgian dwellinghouse located in Emmer Green. The property is largely original in appearance, has private front and rear gardens, an integral double garage and off-street parking for 2 vehicles. The property is not listed, nor located in a conservation area.

Site visit date: 4th March 2026



Existing front elevation



Existing rear and side elevations

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of various changes to the property to support the independence of the applicants, dignity and safe access to essential areas within their home. The changes consist of ramped access and automated door entry, converting the existing double garage into a habitable room i.e. ground-floor bedroom along with a single storey rear/side glazed lean-to extension to provide a dedicated laundry/sluice room. The existing garage roof is to be raised to allow for sufficient insulation. The single storey rear/side extension will have a projection of just over 3m and a maximum height of 2.8m, the extension will be constructed from dwarf wall and double glazed white upvc door, windows and roof.

Plans & documents considered:

Drawing no: BW.001 (Existing Elevations) dated Nov 25

Drawing no: BW.002 (Proposed Elevations) dated Nov 25 - **Superseded**

Drawing no: BW.003 (Existing Ground Floor Plan) dated Nov 25

Drawing no: BW.004 (Proposed Ground Floor Plan) dated Nov 25

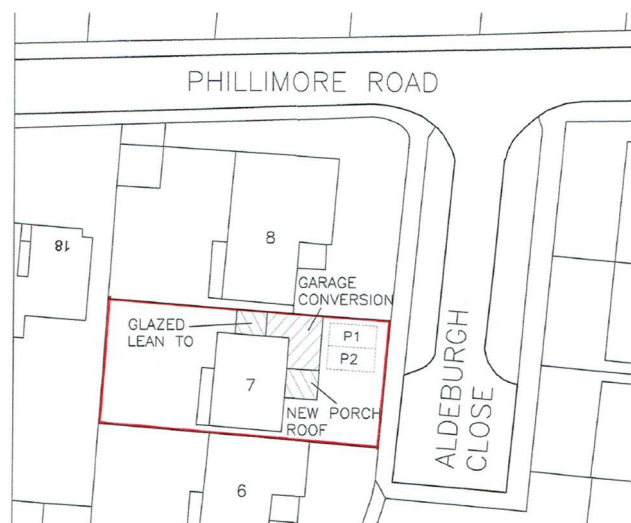
Drawing no: BW.005 (Block Plan) dated Jan 26

Drawing no: BW.006 (Site Location Plan) dated Jan 26

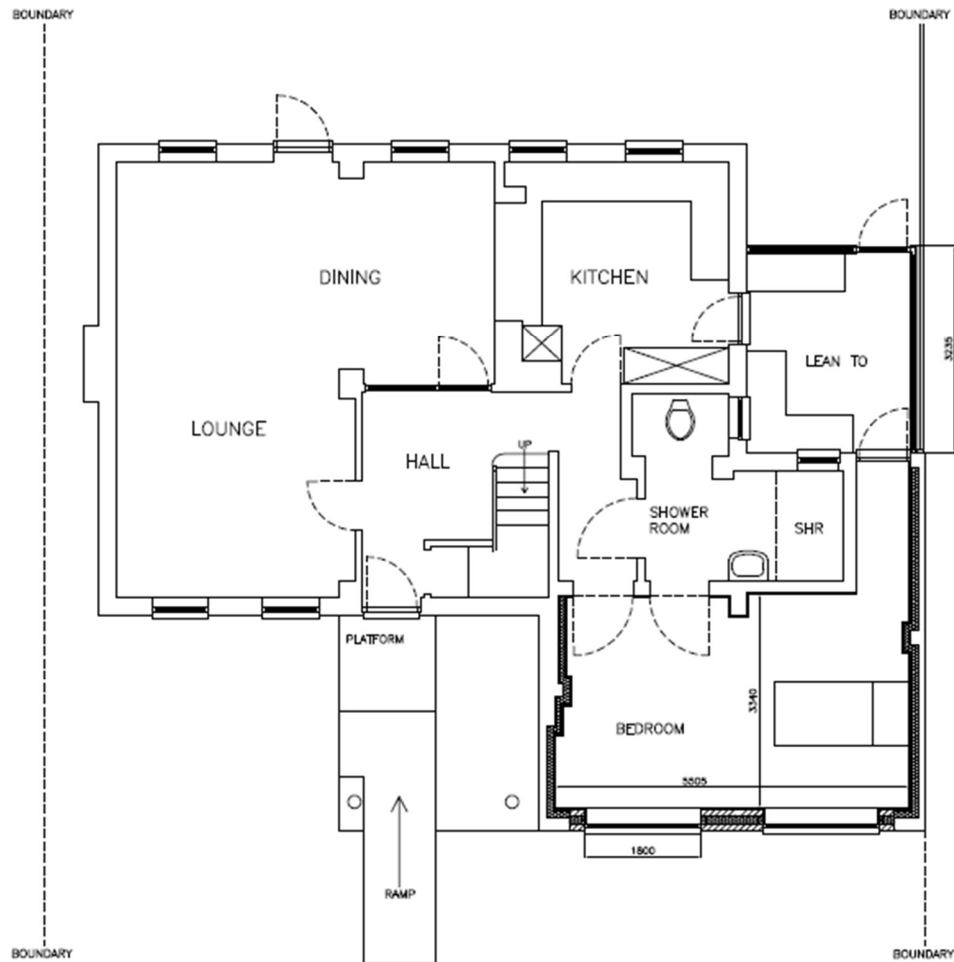
Received by the LPA on 12th February 2026

Drawing no: BW.002A (Proposed Elevations) dated Nov 25

Received by the LPA on 16th March 2026



Proposed Block Plan



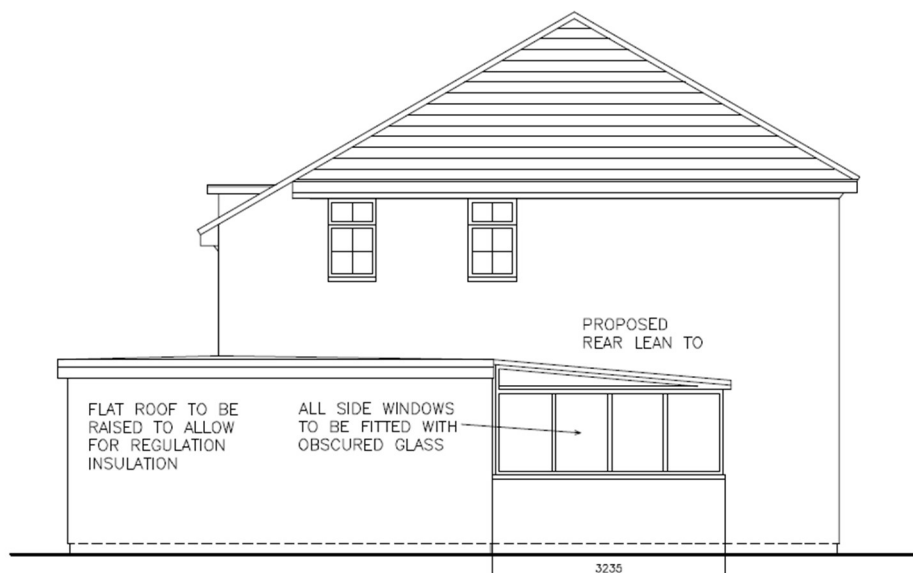
PROPOSED GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION

FLAT ROOF TO BE
RAISED TO ALLOW
FOR REGULATION
INSULATION

GARAGE DOORS TO
BE REPLACED WITH
2 WINDOWS



3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal:

- Transport Development Control

Application will result in the loss of the double garage to provide ancillary accommodation and therefore the loss of 2 parking spaces

Submitted plans illustrate that 2 onsite parking spaces are to be provided to mitigate the loss of the double garage, provision is in accordance with the Councils current adopted standards:

Proposed provision is deemed acceptable, no changes to the existing vehicle access arrangements are proposed.

External:

- The planning notice was attached to the downpipe to the front of the property on 4th March and left in place for the statutory 21-day public consultation period.

1 letter of representation has been received as follows:

- Neighbour 8 Aldeburgh Close, Emmer Green, Representation
Reading

Summary of comment: Owners of no.8 Aldeburgh Close concerned with the proposed single storey side extension having clear glazing overlooking into their rear garden. Neighbours do not object subject to the windows being obscure glazed.

5. 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 because of the development.

6. 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 2023

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)

SPG/SPD

A Design Guide to House Extensions SPG 2021

Parking Standards and Design SPD 2011

7. 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 conversion utilises space within. The changes to the front, easterly fenestration; consist of bricking up the garage door openings and introducing two double glazed white upvc units. The bricked-up doors will be finished in render, and the new windows will match the existing windows on the host property.

It is noted that properties in Aldeburgh Close and neighbouring Phillimore Road of the same era and style have been subject to part or full garage conversions. The new access ramp to front, single storey rear lean-to, along with the garage conversion are not considered to be harmful to the host property or wider streetscene in terms of character and appearance – the property will largely remain the same albeit without the double garage and garage doors. The proposal is considered compliant with policies CC7 and H9 of the Reading Borough Local Plan 2019.

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 garage conversion is not considered harmful to residential amenity. The rear lean-to has side, north facing windows to allow daylight – these windows will be fitted with obscure glazing to protect against harm to overlooking rear garden of the neighbouring property at no.8 Aldeburgh Close. The obscure glazing will be secured via a condition. No windows are present in the south flank elevation of no.8 Aldeburgh Close and therefore there is no harm to residential amenity in terms of privacy.

The proposal is considered acceptable and therefore complies with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport matters

Policy TR5 states that 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. Policy TR5 states a 3-bedroom property must provide off-street parking for a minimum of 2 vehicles.

The proposed development will convert the existing garage into a habitable ground floor bedroom. There are no parking pressures in the area, and two spaces already exist on site with no suggestion that they would be removed in the future

Officers consider the proposed development is acceptable and compliant with policies TR5 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

Recommended Conditions and informatives:

TL1
AP1
M1
PD3
PD5
PD6