

DELEGATED APPLICATION REPORT

Ward: Coley Ward

App Ref: PL/26/0481 Householder planning permission

Address: 91 SWALLOWS CROFT, READING, RG1 6EH

Proposal: Proposed single storey rear extension and a garage conversion.

Applicant: Mr Jaishankar Ramachandran

Received date: 09/04/2026

Target Decision date: 04/06/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey mid-terraced property with a rear pergola located within a cul-de-sac, and is identical to No. 93 Swallows Croft. The main house of No. 89 is positioned slightly further back from the public road, with its rear building line set beyond that of the application site. Courage Park and the railway are located to the west of the site. The surrounding area is predominantly residential.



*Fig 1: Image from Google Street View, dated 06/2023;
Fig 2: Rear view of 91 Swallows Croft, taken 29/04/2026*

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks permission for a proposed single-storey rear extension and a garage conversion. The proposed rear extension would span the full width of the main house and measure approximately 2.9m in depth. It would have a mono-pitched roof with an eaves height of approximately 2.2m and a maximum height of approximately 3m. The extension is intended to provide a larger living and dining area. The existing garage door would be replaced with brickwork and a window, and the space would be used as a study. All proposed materials would match those of the existing building.

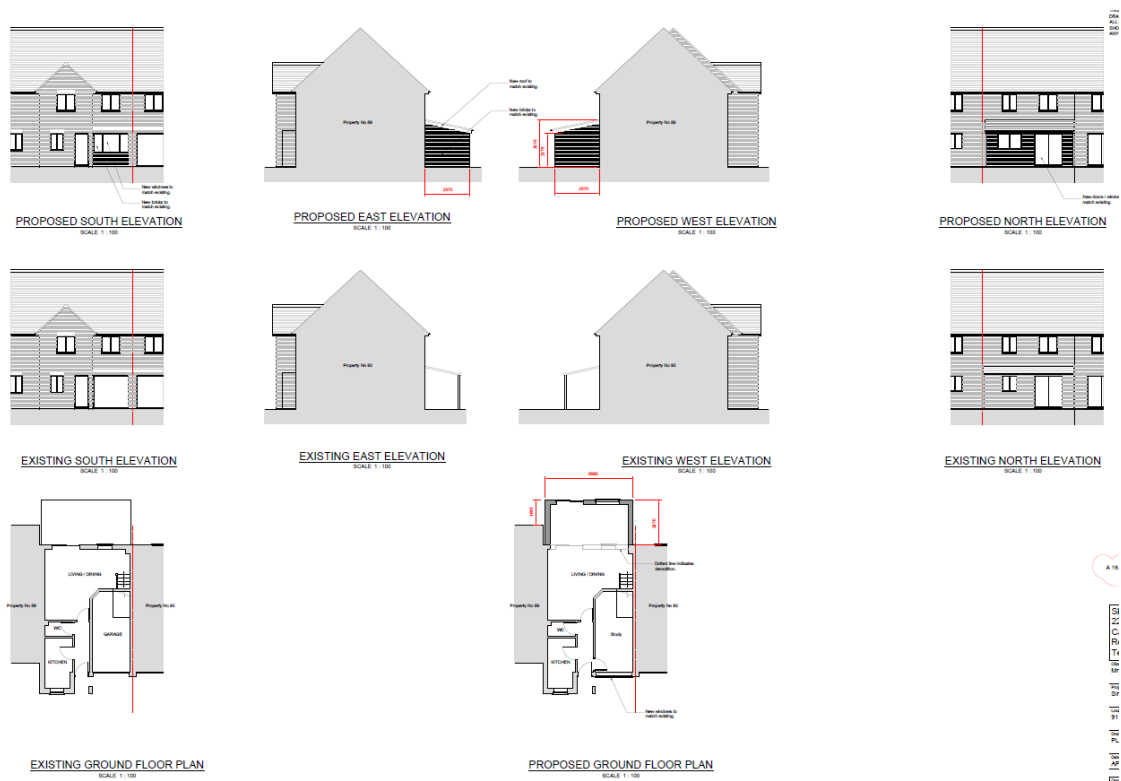


Fig 3: Existing and proposed plans and elevations

Plans/information considered:

- Drawing No. P1734-01 A – Location (and Block) Plan, dated 18/05/2026, received 19/05/2026.
- Drawing No. P1734-02 A - plans and Elevations, dated 18/05/2026, received 19/05/2026.

Planning Officer's note: The drawing number for the Location and Block Plan is inconsistent between the document title and the plan, with the plan itself labelled as P1526-01 A.

The plans have since been amended to address inconsistencies in the measurements identified in the original submission.

3. RELEVANT PLANNING HISTORY

PL/98/0931 (RM) - Erection of 64 flats and houses.

PL/07/0119 (FUL) - 103 Swallows Croft - Conversion of garage to habitable room. Approved 19/07/2007.

4. CONSULTATIONS

- RBC Transport Development Control – No objection.

The application will result in the loss of the integral garage and, therefore, the loss of parking.

To compensate for the loss of parking an extra parking space is to be provided to the frontage of the site, this will result in the loss of some landscaping as shown in the google image below, but will allow for the retention of the required parking provision of two cars.

No change to the existing vehicle access is proposed. Provision is deemed acceptable from a Highways perspective. The NE officer should be consulted regarding the loss of the planting in the front garden area.

Planning Officer's note: The NE officers were informed, following the comments received from the Transport team, and they confirmed no objection.

- A site notice was displayed near the application site. The 21-day consultation period was from 29/04/2026 to 20/05/2026. No letters of representation have been received.



Fig 4: Site notice

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 (NPPF)

National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm
CC8: Safeguarding Amenity
H9: House Extensions and Ancillary Accommodation
H10: Private and Communal Outdoor Space

SPD

Design Guide to House Extensions Supplementary Planning Document (2021)

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 single-storey rear extension is modest in scale, which would project less than 4m, and would comply with the recommended depth outlined in the Design Guide to House Extension 2019. It would not be visible from the street. All proposed brickwork and roofing tiles would match those of the existing dwelling

The garage door would be replaced with brickwork and windows, and would be visible from the street. The proposed bricks and windows would match the existing. The installation of the front window would be similar to the one installed at No. 103 Swallows Croft.

The loss of part of the front garden to facilitate two on-site parking spaces is not favourable. However, given the existing character of the street, where on-site parking is common, it is not considered sufficient to warrant a refusal on this basis.

Therefore, the proposal is considered to respect the main house in terms of character and appearance. It would not result in a significant harmful impact on the streetscene.

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.

There are no identified issues in terms of overlooking or overbearing impacts on neighbouring properties, given that the proposed single-storey rear extension is modest in scale, no side windows are proposed, and the garage conversion is internal at ground-floor level.

With regard to loss of light, the proposed rear extension would extend slightly beyond the 60-degree line taken from the centre point of the nearest habitable room window at No. 93. However, as the application site lies to the southwest of No. 93 and the proposal is limited to a single storey, the impact on daylight is considered to be limited. Similarly, the impact on No. 89 is considered minimal, as its rear building line is already beyond that of the application site.

Sufficient private outdoor amenity space would be retained within the rear garden.

The proposal is therefore considered to comply with Policies H9, H10 and CC8 of the Reading Borough Local Plan 2019.

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 Limit

Approved Plans

Materials (To match)