

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/26/0413

Address: 11 THE RISE, CAVERSHAM, READING, RG4 8NZ

Proposals: Conversion of existing double garage to habitable space and store room, including new window to replace garage door, new side door and changes to windows and door to rear.

Case Officer: Mishga Marshall

Applicant: Mr & Mrs M Collins

Date received (valid from): 30/03/2026

Target Decision date: 25/05/2026

1. SITE DESCRIPTION

The application site is a two-storey detached property, located on the north-east side of The Rise. It is not a listed building, nor does it fall within a conservation area. The surrounding area is residential, comprised of large detached dwellings of various styles and design.

Site visit date: 29/04/2026

2. PROPOSAL AND SUPPORTING INFORMATION

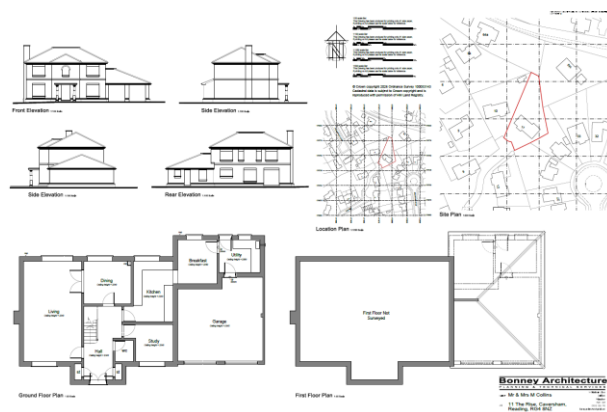
The application seeks planning permission for the conversion of the existing double garage to habitable accommodation and a store room. External alterations include the replacement of the existing garage door with a window, the insertion of a new side access door, and alterations to windows and doors at the rear elevation.

Plans submitted received 27th March 2026:

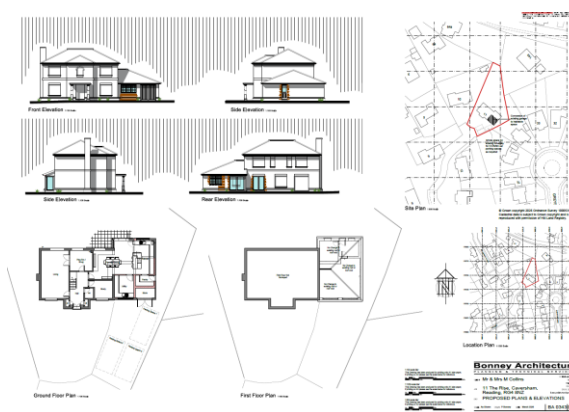
BA0343-01 - Existing Plans and Elevations dated March 2026

BA0343-02 - Proposed Plans and Elevations dated March 2026

Existing Plans



Proposed Plans



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice was displayed on 16/04/2026

No neighbour letters of representation have been received.

The following statutory consultees were consulted.

RBC Transport Development Control – No Comments received.

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)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPD 2021

Revised Parking Standards and Design 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.

Given the nature of the proposals there would be no increase in the actual footprint of the property. The replacement of the garage door with a window and the insertion of a side access door would appear sympathetic to the host dwelling. The proposed materials are intended to match the existing, thus respecting the character of the host dwelling. The changes would be visible from the front of the property and would be a departure in visual terms from the immediate surrounding properties. However, given the significant set back from the road and the small-scale nature of the proposal, no significant visual harm would arise and not to warrant a refusal on design terms.

No harm to the character of the host property or wider street scene. In compliance with Policies H9 and CC7.

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 proposal would not result in any increase in built form, and no overbearing effects would arise. The alterations are limited to changes to openings within the existing structure and are typical of residential development within this context. The proposed windows to the front and rear would facilitate views that are already established on site and are typical of residential dwellings. Whilst a door is proposed on the side elevation, facing the property to the south east along Greystoke Road, given the single storey nature and intervening shed and boundary treatment/screening, no harmful loss of privacy would arise.

As such, the proposal is not considered to result in an undue impact on neighbouring residential amenity, having regard to its siting and the existing context. In compliance with Policies CC8 and H9.

Transport

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.

Although the loss of the garage will result in the loss of two integral car parking spaces, sufficient space will remain to accommodate at least 3 vehicles at the front of the site. No highway objection has been received and the loss of garage parking is not considered to result in material highway/parking concerns. In compliance with Policy TR5.

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

Recommended Conditions:

Time Limit

Materials

Approved Plans