

DELEGATED APPLICATION REPORT

Ward: Park

App Ref: PL/26/0128 Householder planning permission

Address: 85 HAMILTON ROAD, READING, RG1 5RB

Proposal: Erection of an attached single storey single side garage (amended)

Applicant: Dr Ksenia Warren

Received date: 02/02/2026

Target Decision date: 30/3/2026

Case Officer: Alison Amoah

1. SITE DESCRIPTION

This is a two storey, plus basement, Victorian detached house, brick built, set back from the road with a front garden with low brick wall and original railings above. To the side is a driveway and, formerly, there was a single detached garage, set well back from the road. There is an existing single storey extension to the rear providing a utility room. There is a good-sized rear garden which slopes away from the rear of the house with a basement to the north-eastern side. Hamilton Road slopes down from south-east to north-west. The property has hipped and pitched slate roof, large chimneys and sash windows and is brick built.

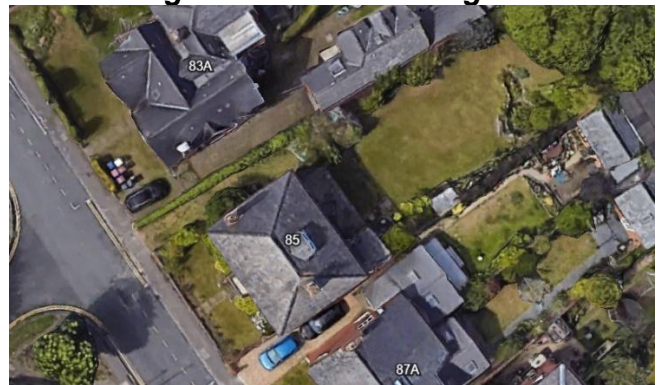
The property is within the South Park Conservation Area and is defined as a Building of Townscape Merit (BTM). It is described with the Conservation Area Appraisal as: *"Gabled slate roof. Bracketed eaves. Bath stone mouldings around windows and string courses. Ornate stone-clad porch."* There are listed buildings within the CA, but these are not close to the application property.

The overall area comprises linear urban form with large semi and detached properties mainly of 2-2.5 storeys from the mid-late Victorian and Edwardian era. There are good set-backs to the road with boundary treatments with railings and fences and there is a verdant character. Predominantly materials comprise brick, stonework, tile hanging and render and slate roofs. Roofs include hipped, pitched and gables. There are typically large chimneys and sash windows.

Block Plan preceding this application showing an original garage.



Google Earth Aerial image



Front 15th February 2026

Rear with previous garage

**Garage prior to demolition
(photo from submitted Statement)**



Figure 6. View C (prior to demolition)

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the erection of a pitched roof, single storey side garage, attached to the approved rear extension (approved under PL/24/1249). It would measure 2.8m wide by 6m long and 3.75m high and would be set back from the front by ca 6.9m.

Plans and other information considered

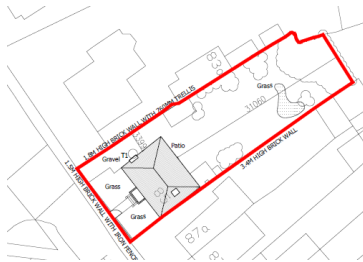
Plans

- Drawing no: A4/435/0SL, dated January 2026 – Site Location Plan, received 2nd February 2026
- Drawing no: A1/435/01 Rev A, dated November 2025 - Existing Floor Plans Basement & Ground Floor [includes the floor plan as approved under ref: PL/24/1249], received 20th May 2026
- Drawing no: A1/435/02 Rev A, dated November 2025 - Existing Floor Plan First and Second Floor [includes the floor plan as approved under ref: PL/24/1249], received 20th May 2026
- Drawing no: A1/435/03 Rev B, dated November 2025 – Existing Elevations [includes elevations as approved under ref: PL/24/1249 minus the now demolished garage], received 3rd June 2026
- Drawing no: A1/345/04 Rev G, dated November 2025 – Details of Proposed Floor Plans Basement & Ground Floor, received 11th June 2026
- Drawing no: A1/435/05 Rev C, dated November 2025 – Details of Proposed Floor Plans First and Second Floor, received 11th June 2026
- Drawing no: A1/435/06 Rev E, dated November 2025 – Details of Proposed Elevations, received 11th June 2026
- Drawing no: A1/435/07 Rev A – Details of Proposed Garage and Boundary, received 3rd June 2026
- Drawing no: A4/435/10, dated November 2025 – Previously Approved Block Plan, received 2nd February 2026
- Drawing no: A4/435/11, dated January 2026 – Proposed Block Plan, received 2nd February 2026

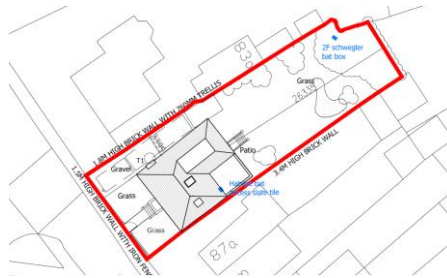
Other supporting documents

- Design & Access, Planning and Heritage Statement, dated January 2026, prepared by Jet Arch Design

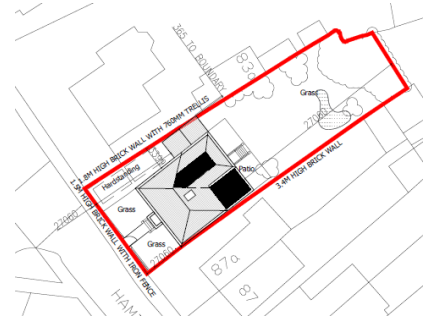
Original Block Plan



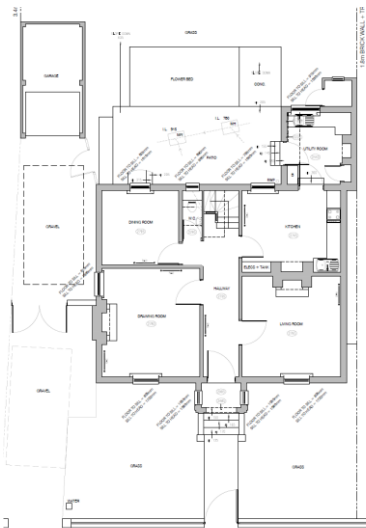
Approved Block Plan Under ref: PL/24/1249



Proposed Block Plan



Floor Plans & Elevations (prior to the approved Scheme)



GROUND FLOOR PLAN

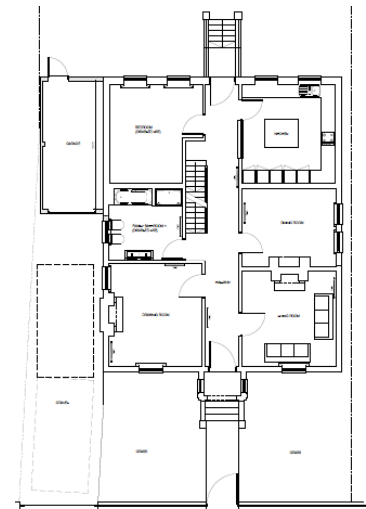
Approved Plans & Elevations

Ground Floor Plan



GROUND FLOOR PLAN
SCALE 1:50

Proposed Floor Plans & Elevations

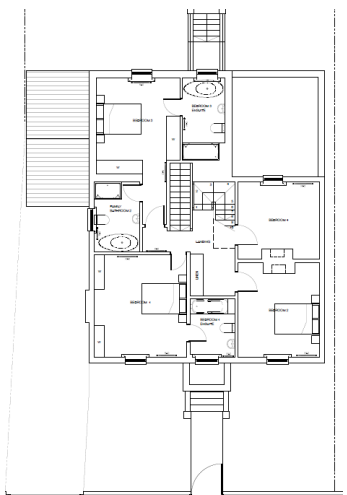


GROUND FLOOR PLAN

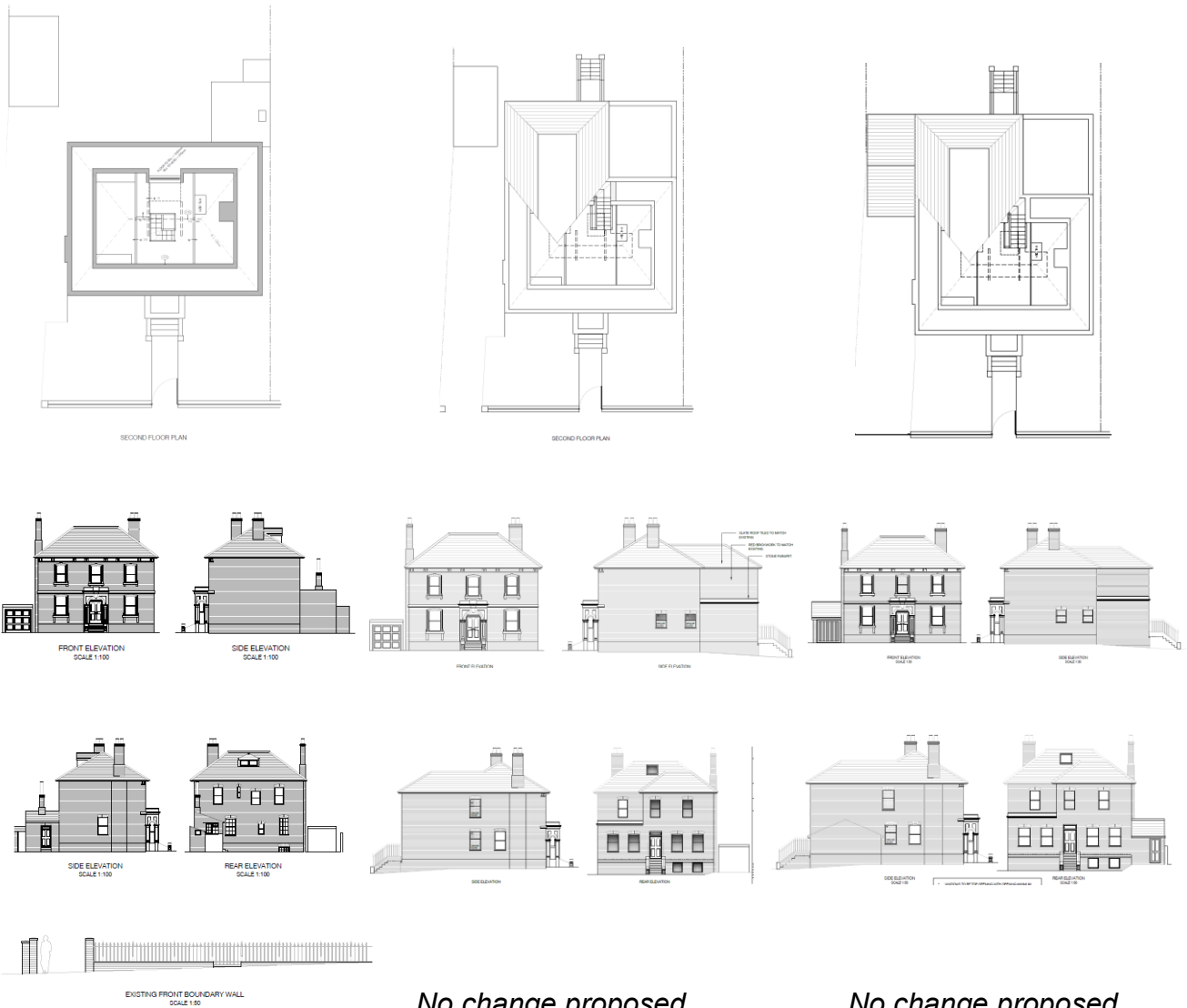
First Floor Plan



FIRST FLOOR PLAN



Second Floor Plan



2. By virtue of their proximity to sideward boundaries, significant overlooking/perception of overlooking would occur to 83 and 87a Hamilton Road from the proposed first floor sideward windows. This would cause a significant detrimental impact to the residential amenities of the occupants of 83 and 87a Hamilton Road in terms of loss of privacy through overlooking. The proposal is therefore contrary to Policy CC8 of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (2021).

221630/FUL - Demolition of existing garage and replacement with new single garage. 3 storey rear extension with basement extension following demolition of rear outhouse extension. Removal of single pier to front boundary and insertion of new ironwork gate – Withdrawn 26/1/2023.

230375/HOU - Demolition of existing garage and replacement with new single garage. Part single storey extension excluding basement, part 2.5 storey extension excluding basement following demolition of existing rear outhouse extension. Removal of single pier to front boundary and insertion of new ironwork gate, and associated changes to fenestration – Refused 17/5/2023 and dismissed at appeal 13/2/2024 ref: APP/E0345/D/23/3327206. The reasons for refusal were:

1. By virtue of its excessive depth and discordant appearance, the rear extension would have an over-scaled appearance, disproportionate, and not subservient, to the original dwelling. The resultant extension would cause significant detrimental harm to the character and appearance of the original dwelling and the wider Conservation Area. The proposal is therefore of poor design which is contrary to Policies CC7, EN1, EN3, EN4, EN6 and H9 of the Reading Borough Local Plan (2019) and the Design Guide to House Extensions SPD (March 2021)

2. The proposed positioning of the gates would have an adverse effect on road safety and the flow of traffic as this could result in the vehicles waiting in the carriageway to enter the site while waiting for the gates to open. The proposal is therefore contrary to Policy TR3 of the Reading Borough Local Plan (2019).

240128/PREAPP – Pre-Application advice for two storey rear extension with part - subterranean basement and new rear dormer. Observations sent 29/2/24.

PL/24/1249/FUL – Part single storey, part 2 storey rear extension, removal of rear dormer and changes to fenestration – Approved 30/1/2025

PL/25/1321/APPCON – Application for approval of details reserved by condition 2 (Materials) of application PL/24/1249 – Approved 5/1/26

PL/26/0596/VAR - Part basement, part single storey, part 2 storey rear extension, removal of rear dormer and changes to fenestration (amended) with varied condition 3 of planning permission PL/24/1249 to move 2 side windows to new locations – Under consideration

4. CONSULTATIONS

The following were consulted:

RBC - Ecology – no objection subject to conditions.

RBC Conservation Officer – There was a 1960s detached garage that was demolished. The current application is for the replacement garage with different characteristics than the previous

one – larger footprint and higher with double pitched roof form. The application form confirms that all materials would match the ones on the main dwelling and therefore would be acceptable. The height of the garage would be relatively high so that the ridge level would be in line with the sills of the first-floor windows. I would suggest the ridge height be reduced to the existing horizontal band of the front elevation so that the appearance would be more suitable, sitting more comfortably with the scale and building lines (also design) of the main building. The proposed garage is proposed with reference to the recently approved rear extensions – the flat roof of the single-storey extension.

Lastly, the front boundary treatment should be reinstated, and if a wider vehicle entrance is needed, then it should be included within this application.

Planning Officer Note: The agent submitted an amended plan lowering the proposed garage height and confirmed via email that there would be no change to the front boundary treatment. It has partially been removed as a temporary measure during construction and will be reinstated.

Conservation Area Advisory Committee – no comments at time of writing.

A site notice was erected on 15th February 2026.



One objection was received from no. 83 (& 83A) Hamilton Road and comments are summarised as follows:

- Concerns regarding the proximity of the proposed garage to the boundary wall. If the garage wall is not constructed with adequate space between the proposed garage and the existing boundary wall, then part of the proposed garage roof will overlap my boundary wall.
- If permission is granted the Council must stipulate that no part of the proposed garage roof overhangs the boundary wall.
- If the garage wall is too close to the boundary wall it will undoubtedly cause damp in the boundary wall, which will cause eventual damage to the wall, and will immediately cause damp issues in the adjoining property of 83A Hamilton Road (The Coach House) of which this boundary wall forms part of that building. This could be avoided if the Planning office stipulates a minimum distance that the proposed garage can be from the boundary wall. If a minimum distance of 25cm is maintained together with no overhang of the roof over the boundary wall, then it should be sufficient to avoid damp problems.

- Construction of the proposed garage being so close to the boundary wall will require footings to be constructed that will undermine the boundary wall, either causing immediate collapse or possible collapse in the future. This must be avoided at all costs. The garage must be so constructed that the boundary wall will not be undermined by the building.
- Comments regarding how the current build has not adhered to the approved plans, specifically with regard to windows facing no. 87A.
- The proposed roof height of the garage will affect natural daylight and sunlight to 83A.

Planning Officer Note: An amended plan was received reducing the height of the garage and a further detailed plan to show the relationship of the proposed garage to the 'party wall'. The agent confirmed that there will be a party wall agreement.

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.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National Policy

National Planning Policy Framework (Dec 2024)

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy H9 - House Extensions and Ancillary Accommodation

Policy H10 - Private and Communal Outdoor Space

Policy EN1 - Protection and Enhancement of the Historic Environment

Policy EN3 - Enhancement of Conservation Areas

Policy EN6 - New Development in a Historic Context

Policy EN12 - Biodiversity and the Green Network

SPD

Design Guide to House Extensions (2021)

South Park Conservation Area Appraisal (2008)

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 the Examination held in February 2026.

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. Of those listed above Policies CC7 and EN12 are proposed for amendment, but the objectives of those policies remain very similar in the draft updated Local Plan, and at present, due to the status of the emerging Local Plan have limited weight in decision making. The current policies can continue to be afforded weight in the appraisal below and are not considered to be ‘out of date’.

6. APPRAISAL

The relevant matters are as follows:

- a) Design and Impact on Heritage Asset and Historic Environment
- b) Impact on Residential Amenity

a) Design and Impact on Heritage Asset and Historic Environment

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.

Policy EN1 states *“Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced.”* This includes Conservation Areas.

Policy EN3 states that *“Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness.”*

Policy EN6 requires new development to *“make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities...”* and *“when determining planning applications for new development, the following factors will be taken into consideration:*
a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and views, and open space);
b. Sensitivity to historic context; c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);....”

The application site is within a Conservation Area and is specifically a Building of Townscape Merit (BTM), which is considered as a non-designated heritage Asset. The Conservation Area Appraisal states that BTM’s *“... make a positive contribution to the special interest of a conservation area.”*

The original flat roofed garage has now been demolished. The amended proposed garage would be larger in footprint, but would still be well set back from the front elevation. The scheme was amended to reduce the overall height of the pitched roof to respond positively to the Conservation comments and some issues raised by the neighbour. It is not considered to significantly harm the significance of the historic character of the original building nor the significance and distinctiveness of the Conservation Area. The proposal would, however, have some impact on the existing dwelling and the Conservation Area and a condition is included to ensure the submission and approval of external materials and details.

Overall, the proposal is, therefore, considered to accord with Policies, H9, CC7, EN1, EN3 and EN6.

b) Impact on 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 *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Harm to outlook; Noise and disturbance; Artificial lighting”*

The main amenity issue raised through consultation is with respect to loss of daylight/ sunlight. The amended scheme has been reduced in height. The garage would be sited slightly further forward than the previous garage and would be slightly longer. It is not considered that there would be any overbearing effects or significant loss of daylight and sunlight to windows serving habitable spaces nor concerns in relation to overshadowing.

Issues were also raised by the neighbour regarding impacts on the boundary wall/ party wall from proximity and construction and these are not material planning matters. These would be addressed through a combination of a Party Wall Agreement and Building Regulations and in terms of the proximity to the boundary the proposed garage is sited very similarly to the original garage. Informatives are included.

It is considered that the proposed scheme would comply with Policies H9 and CC8.

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

Application Permitted

Recommended Conditions:

- Standard time limit
- Approved plans

- Materials as submitted

Informatives:

- Terms and conditions
- Building Control
- Complaints about construction
- Encroachment
- Permission relates to the garage only
- Positive and proactive