

DELEGATED APPLICATION REPORT

Ward: Whitley

App Ref: PL/26/0545 Householder planning permission

Address: 41A BLANDFORD ROAD, READING, RG2 8RG

Proposal: Conversion of existing garage into habitable accommodation, relocation of the principal house entrance, and external alterations including re-cladding of existing dormer and infilling of the recessed porch with brickwork. Replacement of the existing rear French doors and window with bi-fold doors'

Applicant: Mrs Izabela Bożetka

Received date: 23/04/2026

Target Decision date: 18/06/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a detached residential property located on the east side of Blandford Road in Whitley. The property features a pitched roof, with a catslide roof over the integral garage that includes a front-facing dormer window. At the front of the site there is hard and soft landscaping, and there is a garden at the rear. The road comprises a variety of semi-detached, detached, and terraced dwellings, some of which have also be altered and extended. The surrounding area is predominantly residential. The application site is not listed, nor does it fall within a conservation area.

Google earth image:



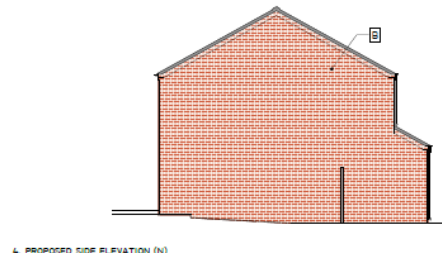
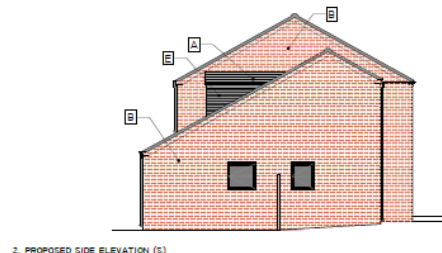
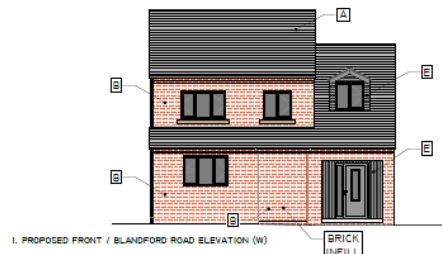
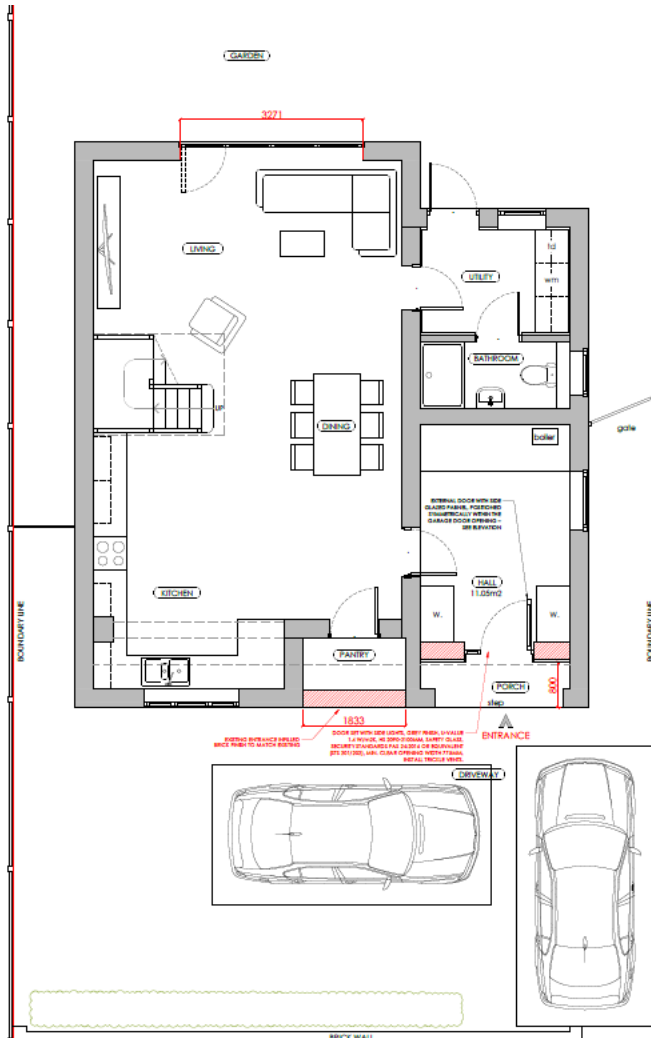
Site visit date: 07/05/2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a garage conversion to create a new porch and entrance hall. The existing recessed porch space will be utilised and the opening in the front elevation of the property will be infilled with bricks. It is also proposed to replace the existing white cladding on the front facing dormer with grey cladding. At the rear of the site, it is proposed to replace the existing ground floor rear French doors and window with bi-fold doors.



Plans considered:

The Location Plan received 23/04/2026

Drawing No. K260302/P02 – Existing Site Block Plan received 23/04/2026

Drawing No. K260302/P04 – Existing Ground Floor Plan received 23/04/2026

Drawing No. K260302/P05 – Existing First Floor Plan received 23/04/2026

Drawing No. K260302/P06 – Existing Roof Plan received 23/04/2026

Drawing No. K260302/P07 – Existing Elevations received 23/04/2026

Drawing No. K260302/P08 – Proposed Block Site Plan received 23/04/2026

Drawing No. K260302/P11 – Proposed First Floor Plan received 23/04/2026

Drawing No. K260302/P12 – Proposed Roof Plan received 23/04/2026

Drawing No. K260302/P13 rev A – Proposed Elevations received 25/05/2026

Drawing No. K260302/P10 rev A – Proposed Ground Floor Plan received 25/05/2026

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

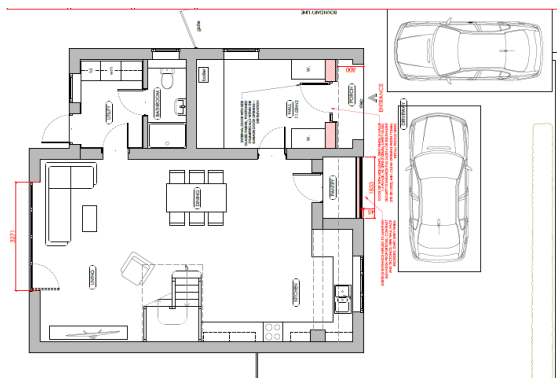
A site notice was displayed by the case officer on 7th May 2026 for a period of 21-days. No letters of representation have been received.

Discussions with applicant/agent

The original plans submitted with the application proposed a grey cladded area where the front door is currently located. This feature was considered harmful to the character and appearance of the property and the surrounding street scene. The agent was advised to explore alternative options, for example rearranging the internal layout so that a window could be installed in this location instead, or alternatively in-filling it with bricks. The agent confirmed they would be happy with the existing entrance door niche to be brick infilled and subsequently revised plans were submitted.

RBC Transport

Application seeks to convert the existing integral garage into an ancillary accommodation as illustrated below.



The proposal will result in the loss of a parking space, however plans have been provided illustrating an alternative parking layout which is deemed acceptable for a single dwelling.

It is noted that the conversion could be adapted following some internal alterations to create a separate annexe that could be commercial let, this would create the need for an additional parking space. This can be mitigated by way of condition.

In principle there are no Transport objections, subject to conditions.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR (Car and Cycle Parking and Electric Vehicle Charging)

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011

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. The submission version of the Local Plan was submitted on 9th May 2025.

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 is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application 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.

In term of scale and design, the proposed development is considered acceptable, and there are no objections to the loss of the garage, as confirmed by the Transport Officer comments above.

At first floor level, the alteration to the existing front facing dormer would be noticeable from the street scene, however, recladding the dormer and altering its colour from white to grey is not considered to cause any additional harm to the host dwelling or the surrounding area.

At ground floor level, the existing garage door would be replaced with a new front entrance door with surrounding clad panels. The existing front entrance would be blocked up with facing red brick to match the existing. These aspects of the development would be partly visible within the street scene, however, an existing boundary wall and hedge at the front of the site would screen some of it from view. Furthermore, the property is set back from the roadside, and the property is of a different design to the surrounding properties. The existing garage is purple and currently stands out already, it is not considered that the alterations would cause significant detrimental harm to the appearance of the dwelling.

The new ground floor bifold doors at the rear of the site are acceptable in terms of size, scale and placement. This alteration is not considered harmful to the character and appearance of the property at the rear, and is not visible from the streetscene.

On balance, it is considered that the proposed development will not adversely affect the character and appearance of the host dwelling or the surrounding area and the proposed development is in accordance with Policies H9 and CC7 and the advice contained within the NPPF.

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.

Due to the small scale nature of the proposed development there are no identified risks of any adverse impacts on neighbouring amenity in terms of overbearing effects, loss of sun/daylight, or loss of privacy and overlooking concerns.

The increase in floor space created from the recessed porch is minimal and therefore the amount of remaining amenity space is considered acceptable.

Overall, the proposals are considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

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 - GRANT

Recommended Conditions:

TL1 – Time limit
M3 – Materials
AP1 – Approved plans
DC1 – Vehicle Parking (as specified)
PD – Ancillary Use