

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/26/0600 Householder planning permission

Address: 1B DERBY ROAD, CAVERSHAM, READING, RG4 5HE

Proposal: Front extension and garage conversion

Applicant: Mr and Mrs Searle

Received date: 06/05/2026

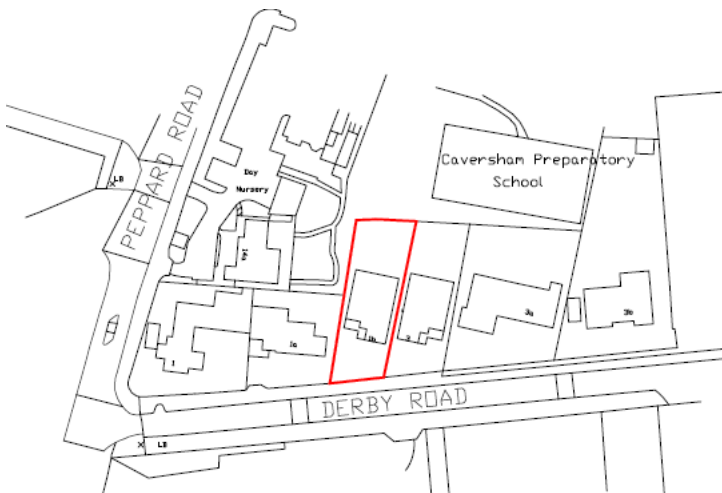
Target Decision date: 01/07/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site consists of a two-storey detached residential dwelling with a pitched roof on the north side of Derby Road. Derby Road is a private road located in Caversham. The property has a front gable, an open entrance porch, and an attached side garage. There is hard and soft landscaping at the front of the property. The site is neither a listed building nor is it located within a designated conservation area. The surrounding context is predominantly residential.

Permitted developments rights regarding garage conversions and extensions were removed via condition as part of the original planning permission for the property.



Extract of the location plan

Site visit date: 14/05/2026

Site visit photos:



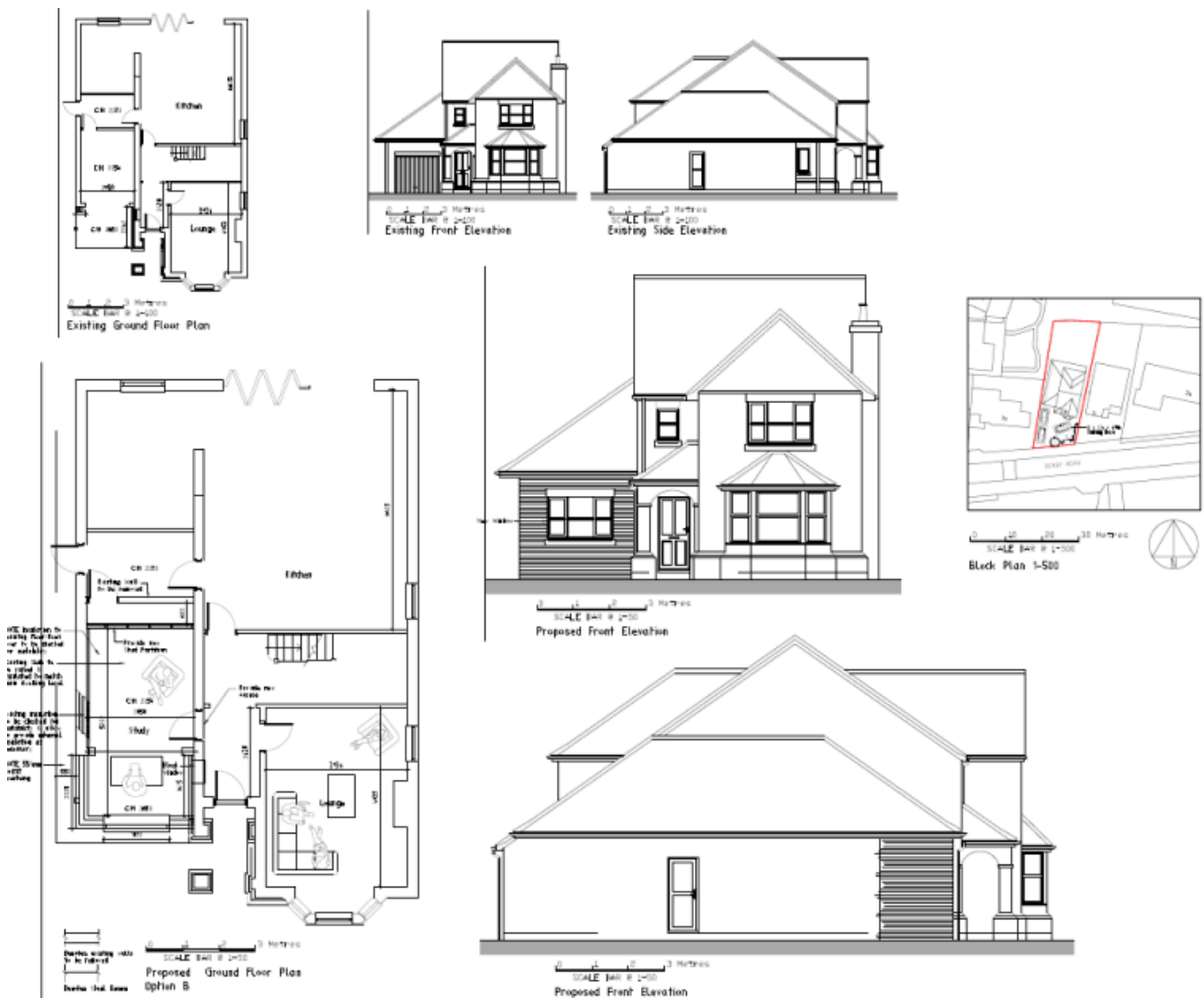
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for an extension at the front of the existing garage, and the conversion of the existing garage space to create a study. There is currently an open area at the front of the garage which is covered by the existing roof structure, the proposal would enclose this area, but it would remain set back from the existing porch and the existing front gable. One new window would be located in the front elevation. The materials proposed would match those of the existing dwelling.

Plans/documents considered:

Drawing No. 01 B – Existing and Proposed Plans and Elevations, Location and Block Plan received 6th May 2026

Proposed Plans:



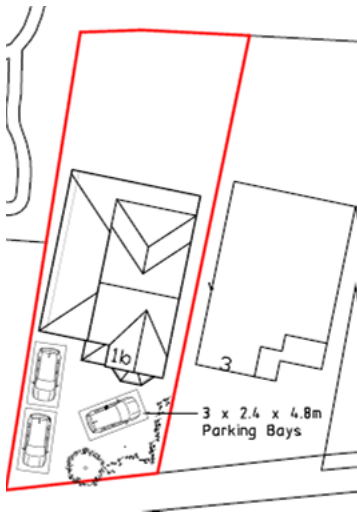
3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 14th May 2026 for a period of 21 days.

No letters of representation have been received.

RBC Transport

Application will result in the loss of the garage and therefore parking. Submitted block plan illustrates an alternative parking layout which is deemed acceptable.



There are no Transport objections to this application, parking is being provided in accordance with the Council's current adopted standards.

4. RELEVANT PLANNING HISTORY

None

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)

TR5 (Car and Cycle Parking and Electric 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. 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 extension is single storey only with a modest depth of 2.025m, it would infill the area under the existing roof structure of the garage. The proposed extension is considered acceptable in terms of scale and design. It would be subservient to the host dwelling and materials would be used to match the existing materials. The proposed extension would be set back from the existing porch and the existing front facing gable projection and, therefore, it would not dominate the existing property. The scale and placement of the new window in the front elevation of the extension is considered suitable. Due to the small-scale nature of the extension, and the set back from the roadside, combined with the boundary treatment, it is not considered harmful to the street scene or the wider area. Although the pair of detached dwellings at number 1B and number 3 are the same design, it is not considered that the garage conversion and extension would harm the appearance of the pair as a whole due to the set back from the street and the varied street scene.

It was clear from the site visit that there is sufficient space for three vehicles to be parked on the frontage. Therefore, there are no objections to the loss of part of the garage, as confirmed by the Transport Officer comments above.

Overall, the proposal is not considered to cause harm to the character of the existing dwelling or the wider area and therefore complies 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.

Due to the nature of the proposal and the minor front extension, combined with the significant distance between the proposed development and all the closest surrounding neighbouring properties, it is not considered that the proposal would result in any amenity concerns with regards to overbearing effects, loss of sunlight/daylight, overlooking or loss of privacy.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposed development is 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:

Time Limit

Materials

Approved Plans

Vehicle Parking