

DELEGATED APPLICATION REPORT

Ward: Coley

App Ref: PL/26/0589 Householder planning permission

Address: 8 BENYON COURT, READING, RG1 6HR

Proposal: Proposed conversion of existing garage to home office and storage space, including raising of roof height and extension

Applicant: Mr Matthew Carter

Received date: 01/05/2026

Target Decision date (agreed extension): 24/07/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site comprises a two storey, end-of-terrace residential property with a hipped roof. There is a detached garage to the rear of the property which is accessed from Benyon Court, and there is a public pathway which runs along the side of the application site. The property is not Listed, nor is it located within a conservation area. The surrounding area is predominantly residential.

Site visit date: 7th May 2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to extend and convert the existing garage into habitable use to create a home office and storage space. Patio doors would be inserted in the rear elevation of the building facing towards the main dwelling, and a garage door would be retained in the front elevation of the structure facing the roadside. The proposal includes a slight increase in the footprint of the structure, and a slight increase in height.

The agent advised that the existing garage space is too narrow to be used for parking a car, and the plans illustrate that the garage is currently used to store bicycles.

No alterations are proposed to the main dwelling.

Plans/documents considered:

Drawing No. A-1110 C – Existing and Proposed Front Elevation

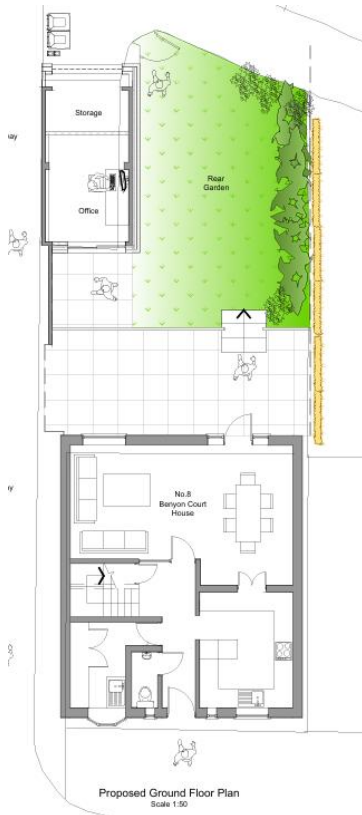
Drawing No. A-1020 D – Proposed round Floor Plan

Drawing No. A-1005 C – Existing Site Context

Drawing No. A-1010 C – Existing Ground Floor Plan

Drawing No. A-1100 C – Existing and Proposed Rear Elevation
Drawing No. A-1100 E – Location and Block Plans
Drawing No. A-1120 D – Existing and Proposed South Elevation
Drawing No. A-1130 C – Existing and Proposed North Elevation

As received 2nd July 2026



3. CONSULTATIONS

A site notice was displayed at the rear of the property on the lamp post closest to the proposed development on 7th May 2026 for a period of 21 days. No letters of representation have been received at the time of writing this report.



RBC Transport

Objection based on loss of parking within the garage and that this would increase on street parking in an area that is currently unrestricted creating further pressure on the Highway.

Planning Officer Note: The agent advised that the garage had never been used for parking as the internal garage width is too narrow, and the height of the garage is too low. On review of the dimensions of the garage as originally provided (2.64 x 4.89) the Transport Officer considered that the garage could still accommodate a vehicle including compact SUVs.

The agent advised that the measurements were wrong and subsequently submitted revised plans.

Based on the revised plans, the Transport Officer confirmed that as the dimensions are just on the cusp of minimal, in this instance we could accept the proposal.

4. RELEVANT PLANNING HISTORY

PL/23/0009 - Single storey rear extension. APPROVED 02/05/2023 and now lapsed.

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 Vehicle)

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 remains 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 terms of design and appearance, the proposed changes to the garage are considered to be acceptable as they are fairly minor in nature. The increased height is not considered excessive and the roof form would remain the same. The materials used would match those of the existing, and a garage door would be retained in the front elevation of the building. Therefore, it is considered that the proposal would respect the character of the street as a whole.

Overall, the proposals are not considered to cause harm to the character or appearance of the existing site 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.

The proposed development is single storey in nature and considered acceptable in terms of scale and design, therefore, it is not considered that the proposal would cause significant detrimental harm to neighbouring amenity.

There is a public pathway which runs between the proposed development and the neighbouring property at number 7 Benyon Court, and there is a significant distance between the proposed development at the shared boundary with the neighbouring property at number 9 Benyon Court. The increase in footprint and height is considered minor and the impact on neighbours would be similar to that of the existing arrangement.

Overall, it is not considered that the proposal would result in any significant amenity concerns with regards to overbearing effects, loss of sunlight/daylight, overlooking or loss of privacy.

Due to the small-scale nature of the development, the amount of remaining garden space is considered acceptable for the occupiers of the host property to enjoy.

A condition is attached to this permission to ensure that the use of the proposed converted garage and extension will remain ancillary to the main dwelling at 8 BENYON COURT, READING, RG1 6HR.

Transport matters

The revised plans submitted illustrate that the existing garage does not meet the current size requirement. Furthermore, the agent confirmed the applicant uses the garage for storage and gym equipment, and has never used the garage for parking. Therefore, given the limited size of the existing garage (which does not meet current standards), and its long-term non-use for vehicle parking, the proposal would not result in any additional on-street parking demand, as the existing situation would remain unchanged. As such the proposal is considered to comply with local policies TR3 and 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 - GRANT

Recommended Conditions:

Time Limit

Materials

Approved Plans

Ancillary Use