

DELEGATED APPLICATION REPORT

Ward: Redlands Ward

App Ref: PL/26/0650 Householder planning permission

Address: HAMLET, 2B ADDINGTON ROAD, READING, RG1 5PH

Proposal: Conversion of existing detached garage into an ancillary granny annexe, including internal alterations and replacement of doors/windows.

Applicant: Mr. & Mrs Divyesh & Priti Patel

Received date: 15/05/2026

Extended Target Decision date: 28/07/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The application site consists of a two storey, detached property set back from Addington Road and accessed via a driveway to the side of 2 Addington Road. A detached garage and shed are situated along the boundary with Redlane Court behind an electricity substation and adjacent to the driveway. The Royal Berkshire Hospital is located on the opposite side of Addington Road.

The site is not listed, nor in a conservation area.

Site visit date 7 July 2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

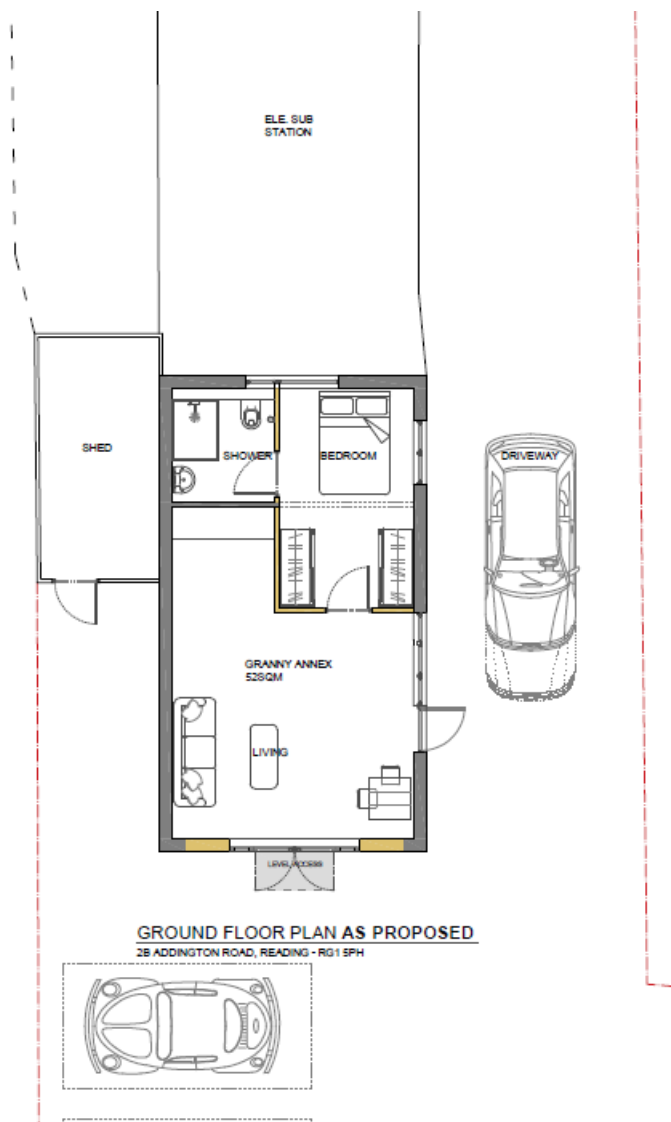
The proposal is to convert the existing detached garage into an ancillary granny annexe for use by family members, including internal alterations and replacement of doors/windows. No extensions or increase in the building footprint are proposed. Facilities comprise a living room, bathroom and bedroom area. No kitchen area is shown on the proposed plan. Materials are proposed to match the existing building. The agent has confirmed that *'accessible entry will be provided via the south-facing door, and clear glazing will*

be used for both the bedroom and living room windows, with obscure glazing limited to the shower/bath only.'

The planning statement states 'The proposed annexe will remain wholly ancillary to the main dwelling and will not operate as an independent residential unit. Specifically:

- It will share all utilities (water, electricity, drainage) with the main house
- It will have no separate postal address
- It will have no separate curtilage or garden
- It will be occupied exclusively by the applicant's parents
- It will maintain daily functional reliance on the main dwelling

The applicant fully accepts a planning condition restricting the occupation of the annexe to family members and preventing its use as a separate dwelling.'



PL/A728/01 Ground floor as proposed

Plans and documents submitted

PL A728 02 Existing Elevations

PL A728 03 Proposed elevations

PL A728 04 Location and Block plan of the site

Location plan

Supporting statement
As received 15 May 2026

A728 01A Existing and Proposed Floor Plans
As received 13 July 2026

Relevant Planning history

162367 Extension to existing detached garage. Permitted 6 February 2017

12/00443/FUL (Civica Ref: 121328) - Single storey side extension (re-submission of 12/00034/FUL). Permitted 16/04/2012.

12/00034/FUL (Civica Ref: 120175) - Single storey side extension to dwelling and widening of existing detached garage. Refused 07/03/2012.

84/TP/1053 - Erection of detached house. Reserved matters. Permitted 25/02/1985.

84/TP/339 – New House O/A. Permitted 04/07/1984.

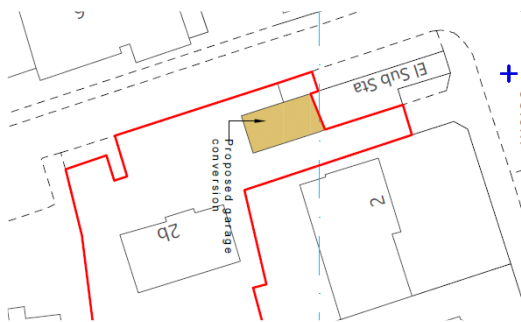
84/TP/133 - New house O/A. Permitted 15/03/1984.

83/TP/643 - Erection of a new house o/a. Refused 13/10/1983.

3. CONSULTATIONS

The following were consulted:

- RBC Transport – No objection subject to conditions. Application will result in the loss of the detached garage to provide a one-bedroom unit and will result in the loss of parking.



There is additional on-site parking available, however if the proposed unit were to be commercially let, provision of 1 parking space would be required which would need to be independently accessible from those from the main dwelling, however the potential of a scenario for a commercial let dwelling can be controlled via the application of the appropriate condition.

Transport do not have any objections to this application subject to the conditions for the provision of parking spaces and ancillary use and Highways informatives stated below.

A site notice was displayed at the site for the required period. No letters of representation have been received.

Communication with the agent

Revised plans were submitted following concerns regarding the original layout of the ancillary accommodation, access to daylight and sunlight in all habitable rooms and the level of facilities proposed.

EQUALITY ACT

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.

4. 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

National Planning Policy Framework (December 2024, as amended)
National Planning Policy 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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)

Supplementary Planning Documents

Design Guide to House Extensions (2021)
Revised Parking Standards (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'.

5. APPRAISAL

Policy H9 states that '*Ancillary accommodation could be considered a separate dwelling where it:*

- *Is self-sufficient in terms of facilities e.g. kitchens and bathrooms;*
- *Has its own front door without internal links to the main house; and/or*

- *Has its own external facilities, e.g. access, drive, garden; or has scope for these external facilities to be easily created.'*

Entrance to the site is via the main entrance which leads up to the main house on the left and the existing garage on the right. The application is proposed to create ancillary living accommodation for the family living at Hamlet.

In this instance the garage is to be converted for incidental use as an additional bedroom and en-suite for the use by an elderly relative. The garage is accessed by the access to the main dwelling and has its own door but does not have a kitchen. The agent has confirmed that *'All main meals will continue to be prepared in the main dwelling, ensuring the accommodation remains fully ancillary and not capable of functioning as an independent unit.'* It is proposed to share the drive and garden with the main dwelling.

The proposed change of use is not considered to result in a detrimental impact on neighbouring properties, Windows are at ground level and no additional side openings are proposed. A new double front door is proposed that would look into the parking area. Sufficient parking for the site will be retained.

It is important to protect the future use of the site, to conserve the character of the area and appearance of the site within the public realm and local vicinity, to avoid detrimental changes to the surrounding boundaries, to protect neighbour amenity and to limit an over intensification of the site in accordance with policies H9 and CC8. The future use of the outbuilding is proposed to be controlled by condition so that it cannot be used as a self-sufficient separate dwelling.

A condition is recommended that use of the ancillary dwelling would be as ancillary accommodation only. It is not suitable to be a standalone individual residential unit due to a lack of amenity, the lack of a kitchen and on-site facilities and because an individual residential unit in this location would be out of keeping with the scale and layout of surrounding dwellings failing to preserve the character of the surrounding area. The development will include a condition for it to be in ancillary use, to prevent the extension from being rented out as a separate dwelling or an Air B and B. Affordable housing is not required in this instance as the proposed change of use will continue to be used by a single household unit and will not result in the creation of an additional stand-alone unit, hence the condition to secure the granny annexe as ancillary accommodation only is required.

The development is therefore not considered harmful to the character or appearance of the site or its surroundings and does not have a detrimental impact on the original building or neighbouring properties. The proposed outbuilding does not contain a kitchen with shared access, driveway and garden. As such the proposal is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H8 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Councils Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

6. CONCLUSION

The proposed change of use for the garage to become an ancillary accommodation are considered acceptable and is considered to comply with policies CC7, CC8 and H8 subject to conditions.

7. RECOMMENDATION

Grant

Recommended Conditions:

1. Time limit
2. Materials



3. Plans
4. Use
5. Parking

Informatives:

1. Terms
2. Building regulations
3. Noise and dust
4. Encroachment
5. Positive & Proactive
6. Highways