

## DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0579 Householder planning permission

Address: 54 SHEPHERDS LANE, CAVERSHAM, READING, RG4 7JL

Proposal: Extension to existing garage to create workshop

Applicant: Mr Richard Brown

Received date: 29/04/2026

Target Decision date: 25/06/2026

Agreed Extension of Time until 30/09/2026

**Case Officer: Gary Miles**

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### 1. SITE DESCRIPTION

The application site consists of a two-storey detached dwellinghouse with a large private frontage and large rear garden. The property has an original semi-detached garage which is set back from the property and partially obscured from the public highway. The garage is currently used as a domestic garage. The property is not listed or in a conservation area.

**Date of site visit:** 14<sup>th</sup> May 2026



Figure 1 -Site photos

### 2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of extending the existing garage in length, in width and in height to create a workshop for a car enthusiast following demolition of the existing timber shed. The workshop will be constructed largely within the same footprint of the existing garage and garden shed and extend (approximately 12m) into the rear garden. The existing and original pitched roof of the garage will remain in place before stepping down to the roof of the main garage and workshop area, the height of this roof will be maximum 3.4m in height with an eave's height of 2.3m and be shallow pitched sloping down towards the host property and towards the neighbouring shared boundary. The garage will be fitted with a vehicle lift with a segregated workshop to the rear. The workshop will be constructed from brick finished in render to match the host property. Solar panels will adorn the south-west facing roof slope. New glazing and Bi-Fold doors will be placed in the elevation facing onto the rear garden.

#### Plans & documents considered:

Drawing no: 1425/1/a – Existing Garage plans and elevations, dated Apr 26

Drawing no: 1425/2/a – Proposed plans and elevations, dated Apr 26 **superseded**

Drawing no: 1425/3/a – Block and Location Plan, dated Apr 26 **superseded**



Received by the LPA on 29<sup>th</sup> April 2026

Drawing no: 1425/2/b – Proposed plans and elevations, dated Jun 26 **superseded**

Drawing no: 1425/3/b – Block and Tree Location Plan, dated Jun 26 **superseded**

Received by the LPA on 29<sup>th</sup> June 2026

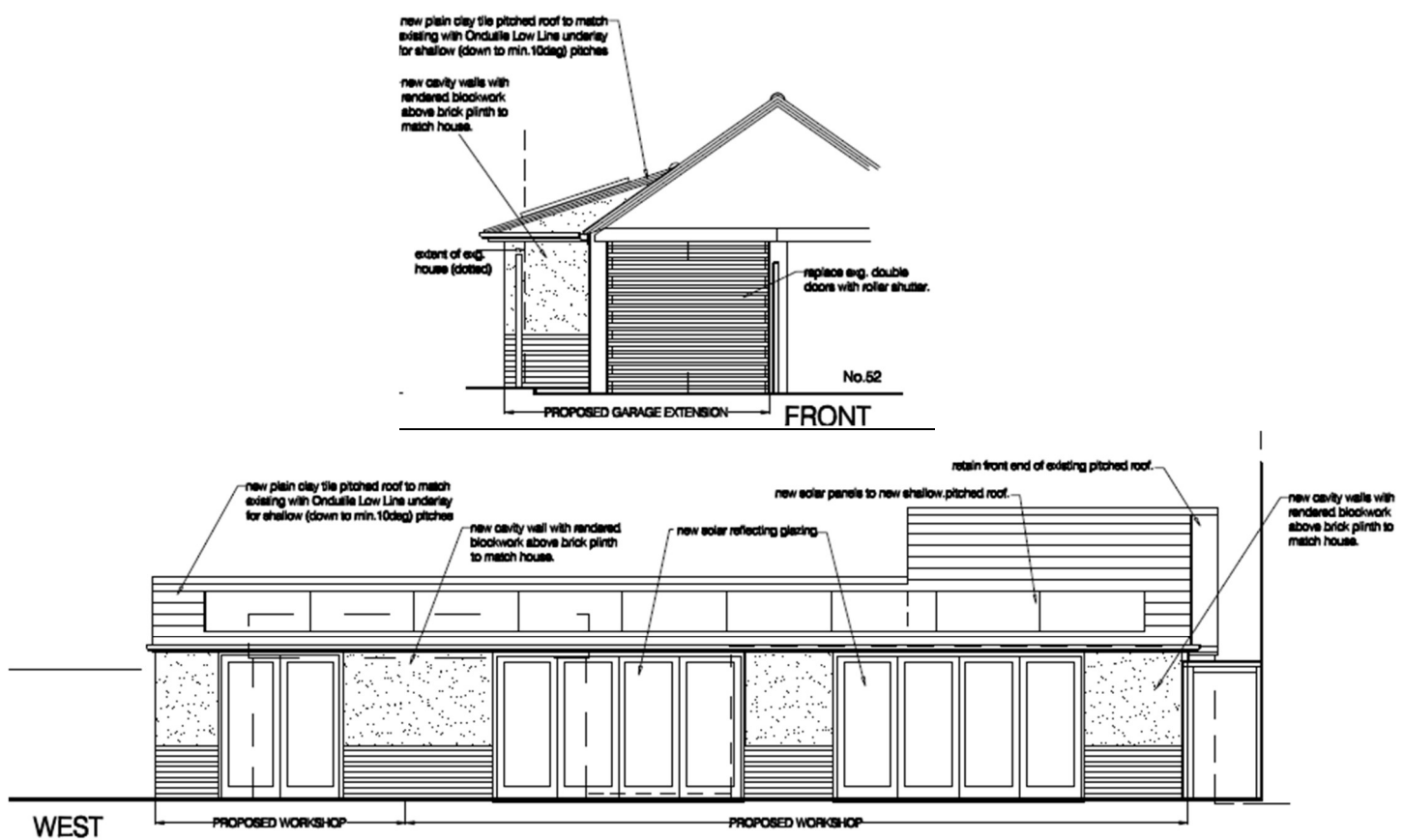
Drawing no: 1425/11 – Proposed plans and elevations, dated Jul 26

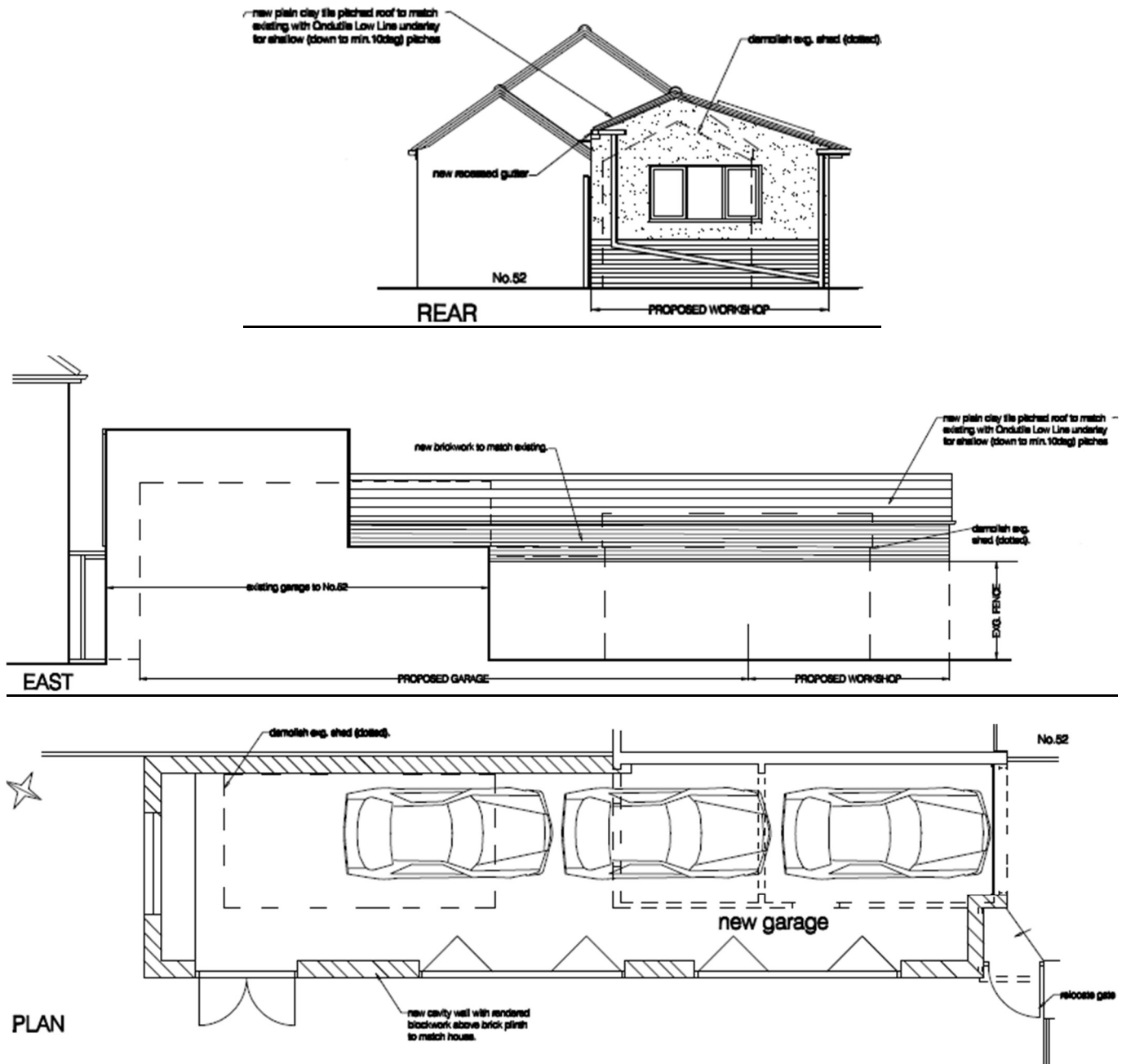
Drawing no: 1425/3/c – Block and Tree Location Plan, dated Jul 26

Received by the LPA on 29<sup>th</sup> June 2026

Preliminary Roost Assessment (John Wenman) dated September 2026

Received by the LPA on 17<sup>th</sup> September 2026





### 3. RELATED PLANNING HISTORY

PL/13/0880 – Single storey rear extension, new pitch roof to flat roof at first floor level and new chimney stack – Approved 2019 - Implemented.

### 4. CONSULTATIONS

Internal:

- Transport Development Control received 28/05/2026

*Based on this being a Householder application there are no Transport objections to this application, however submitted plans illustrate 2 x car lifts, confirmation should be sought if this is going to be a commercial unit as this would could potentially have highway implications.*

- **Ecology Officer received 30/06/2026**

Given the location with the golf course directly to the north with lines of trees at the bottom of the garden and open grassland beyond, I think it's very good habitat for roosting bats plus we have a number of bat roosts nearby. Plus, the photo you have taken shows gaps under tiles and generally the garage looks like it has potential roosting features that would be affected by the proposals. We would therefore want a PRA to be undertaken.

- **Ecology Officer received 30/06/2026**

The application site comprises the garage of a detached property on the northern edge of the borough. The site is located in excellent habitat for roosting and commuting bats – this includes an adjacent large open area associated with a golf course which includes an area of woodland directly to the rear of the property. The proposals are for the extension of the garage including extensive changes to the roof.

The bat survey report (John Wenman Ecological Consultancy, Sep 2026, ref: R3283\_PRA\_a) has been undertaken to the appropriate standard and concludes that the garage has a number of features including raised tiles that could host roosting bats. However, these features were inspected using an endoscope during the survey and no evidence of roosting bats was identified. The report concludes that the works will not adversely impact upon roosting bats and as such there would be no ecological objections to the application.

External:

- The planning notice was attached to the streetlamp column outside no.56 Shepherds Lane on 14<sup>th</sup> May and left in place for the 21-day statutory consultation period. Following changes made to the proposal as requested by the planning officer a further planning notice was attached to the same streetlamp column on 23<sup>rd</sup> July 2026 and left in place for the 21-day statutory consultation period.

No letters of representation have been received.

## **5. 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 because of the development.

## **6. 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)  
TR5 (Car & Cycle Parking)  
EN12 (Biodiversity and the Green Network)  
EN14 (Trees, Hedges and Woodlands)

### **SPG/SPD**

A Design Guide to House Extensions SPG  
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 9<sup>th</sup> 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’.

## **7. 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 footprint will largely be the same extent of the existing garage, outbuilding and timber shed. The existing pitched roof element of the existing garage is considered acceptable and marries in with the host garage and host property. Due to the existing positioning of the detached garage set back from the highway the amended front garage elevation is considered acceptable. A garage door will be retained on the front elevation, not to dissimilar in appearance to the existing garage door.

The maximum height of the pitched roof of the garage and workshop will be circa 3.4m in height along with the original pitched roof of the original garage remains unchanged.

The proposed development will be constructed from brick and finished in render. The new visible brickwork to the adjoining neighbouring boundary will match the existing brickwork and will be controlled via a condition.

Whilst the proposed development is unusual, in terms of character and appearance the proposal is considered acceptable as the pitch behind the original garage roof has been kept shallow. The majority of the proposal is screened from view side on and from the public realm. The proposed development is considered acceptable in terms of character and appearance and is therefore compliant with policies CC7 and H9 of the Reading Borough Local Plan 2019.

### **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 largely screened from view from looking out of the neighbouring property by the existing and original garage pitched roof. The proposed development has been kept relatively low by reducing the overall height of the pitched roof and making the pitch shallow to reduce overbearing effects to neighbours. The development is stepped away, pulled in from the shared boundary treatment.

All rainwater goods and eaves will be within the application site. The low eaves of circa 2.3 m and the overall height of the pitched roof at circa 3.4m is considered acceptable.

In terms of overbearingness, the development is considered acceptable. No new windows or openings are present along the shared boundary, and no overshadowing will be created as a result of the development.

An email from the managing agent confirms the workshop is required for a car enthusiast and requires the garage extension for personal use. The proposal is not to be used as a commercial workshop and will be controlled via a condition.

The proposed development is not considered harmful to residential or visual amenity and therefore the proposed development is compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

### **Transport/Highway matters**

Policy TR5 states development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. A property of this size should have enough space to accommodate 2 off street parking spaces.

The agent confirms the workshop is for a car enthusiast who would like additional space for the enjoyment of their hobby. The workshop will not be used commercially.

The property benefits from large areas of off-street parking and as such there are no further transport concerns.

The proposed development complies with policy TR5 of the Reading Borough Local Plan 2019.

### **Tree matters**

Policy EN14 states that Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

At the time of the site visit, some vegetation though nothing mature or of exceptional quality was noted along the shared site boundary. The garden is not home to any protected trees (TPO) although a mature 'Pinus' pine tree is present but positioned 15m away from the development.

In terms of trees, the proposed development is considered acceptable. An informative will be added to the decision notice to control any potential harm to the root protection area of the mature tree. The storage of materials should be kept far away from the mature tree as possible by way of a construction exclusion zone and protected with Heras fencing or similar.

Off site vegetation is minimal, the development is pulled away from the shared boundary treatment. No concerns have been raised by the tree officer regarding off-site vegetation.

In terms of tree matters the proposed development complies with policy EN14 of the Reading Borough Local Plan 2019.

### **Ecology**

The ecology officer was consulted as the original garage roof appeared largely untouched by Man but also small opening and raised roof tiles were evident.

As such the agent was requested to undertake and submit a Preliminary Bat Roost Assessment (PRA).

The PRA undertaken by John Wenman consultants concludes the works will not adversely impact upon roosting bats and as such there would be no ecological objections to the application.

The proposed development is considered compliant with policy EN12 of the Reading Borough Local Plan 2019.

## **8. 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.

## **9. RECOMMENDATION**

### **GRANT**

TL1  
AP1  
M3  
PD6  
L6

Bat informative