

DELEGATED APPLICATION REPORT

Ward: Norcot Ward

App Ref: PL/26/0896 Householder planning permission

Address: 42 COCKNEY HILL, TILEHURST, READING, RG30 4EU

Proposal: Single storey rear extensions, front extension including new porch, garage conversion, new front boundary treatment (amended)

Applicant: Mr Nitin Doddihal

Received date: 06/07/2026

Target Decision date (agreed extension): 09/10/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a detached residential bungalow located on the south side of Cockney Hill in Tilehurst. The property is set back from the roadside by way of a front garden which consists of hard and soft landscaping. The surrounding area is predominantly residential. Cockney Hill is characterised by mostly detached properties of varying character. The application site is not listed, nor does it fall within a conservation area.

Site visit date: 05/08/2026

Site visit photos:

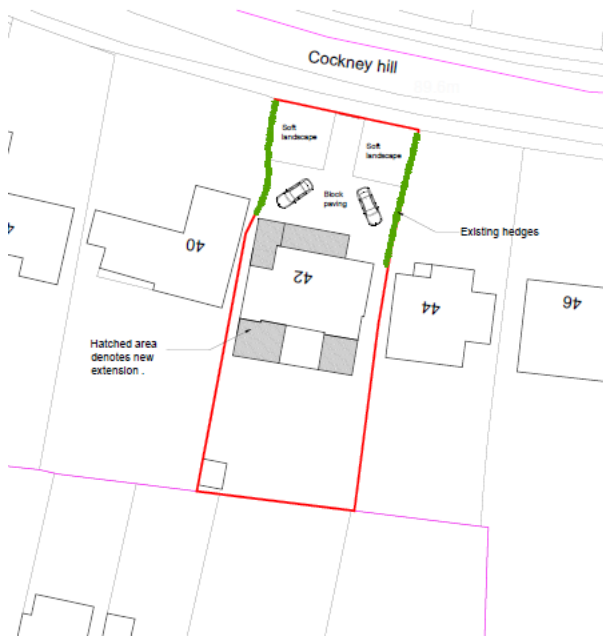


2. PROPOSAL AND SUPPORTING INFORMATION

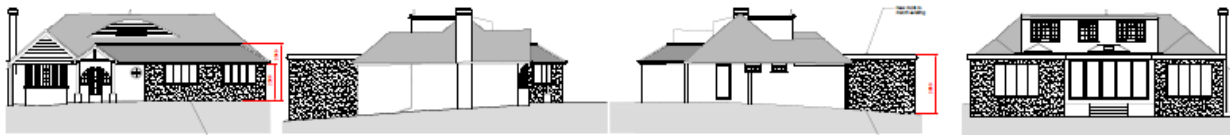
The amended scheme is for the erection of two single-storey, flat-roofed rear extensions, separated by a retained existing patio area. The maximum depth of the rear extensions would be 4.5m.

To the front of the property, a single-storey extension is proposed incorporating a new porch and the conversion of the existing garage.

The proposal also includes the installation of a new front boundary treatment comprising a brick wall, with railings, and double access gates. The maximum height of the boundary treatment is 1.3m



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

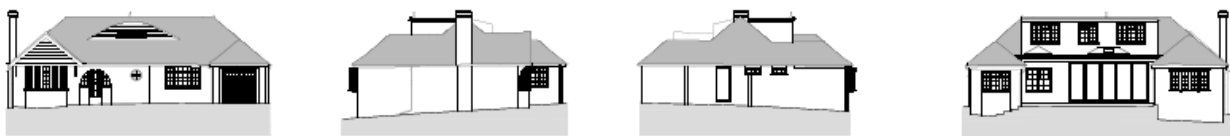


PROPOSED NORTH ELEVATION
SCALE 1:100

PROPOSED EAST ELEVATION
SCALE 1:100

PROPOSED WEST ELEVATION
SCALE 1:100

PROPOSED SOUTH ELEVATION
SCALE 1:100

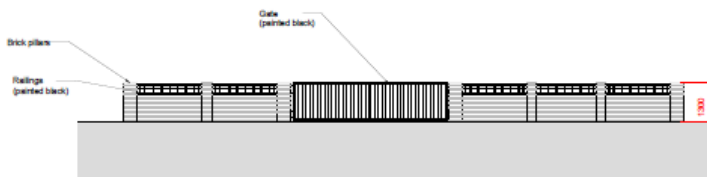


EXISTING NORTH ELEVATION
SCALE 1:100

EXISTING EAST ELEVATION
SCALE 1:100

EXISTING WEST ELEVATION
SCALE 1:100

EXISTING SOUTH ELEVATION
SCALE 1:100



COMPOUND ELEVATION
SCALE 1:100

Discussions with applicant/agent

The original plans submitted included the erection of a new detached garage within the front garden of the application site. The proposed garage was not considered acceptable as it was considered that the size and scale of the garage combined with its proximity to the road would result in a visually dominant form of development. It was considered harmful to the open plan frontage and the character of Cockney Hill Street scene, and it would also dominate the existing bungalow. This element of the proposal was subsequently removed from the scheme and amended plans were submitted. The revised plans also show a reduction in height of the proposed front boundary frontage, as the original height of 1.8m was considered excessive and harmful to the application site bungalow and the character and appearance of the area.

Plans considered:

Drawing No. P1744-01 rev A – Location and Block Plans received 19/08/2026

Drawing No. P1744-02 rev A – Existing and Proposed Floor Plans and Elevations received 19/08/2026

Drawing No. P1744-03 rev A – Compound Wall received 19/08/2026

Drawing No. P1744-04 – Existing and Proposed Roof Plans received 06/07/2026

Sheet 1 – Tree Plan received 07/07/2026

Drawing No. P1744-03 rev B – Compound Wall received 23/09/2026

3. RELEVANT PLANNING HISTORY

PL/99/1502 - Erection of garage extension and formation of en suite bathroom. PERMITTED 06/08/1999

4. CONSULTATIONS

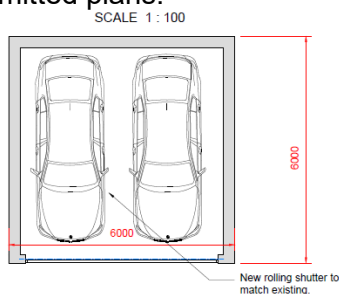
A site notice was displayed by the case officer on 6th August 2026 for a period of 21-days. No letters of representation have been received.

RBC Transport (comments received based on original proposal)

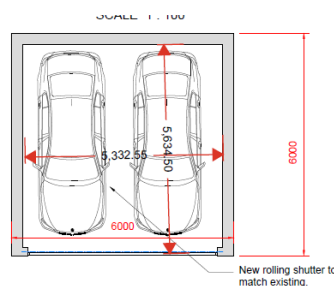
As part of the proposed development, a new double garage is to be constructed to compensate for the loss of the existing integral garage.

It is generally recommended that a double garage provides internal dimensions of **7.0m in length by 5.5m in width** to allow convenient access to and from each vehicle, together with sufficient storage space to the rear for bicycles. The submitted plans indicate dimensions that are below the recommended standard.

Submitted plans:



Actual internal dimensions:



Notwithstanding this, there remains adequate scope within the site to accommodate additional off-street parking outside of the garage. On this basis, the reduced garage dimensions are considered acceptable in this instance.

The applicant also proposes the installation of entrance gates. Having reviewed the site layout, it is considered that acceptable visibility can be achieved, as the gates are set back from the highway. Furthermore, the gate opening exceeds 5 metres in width, allowing adequate pedestrian visibility for drivers manoeuvring out of the site.

There are no transport or highway objections to the proposed development. The proposal is considered acceptable in terms of parking provision and access arrangements.

RBC Natural Environment (comments based on revised scheme)

The proposed Block Plan shows that soft landscaping and existing hedging will be retained at the front of the site which is positive and there is also no new /extension to the patio at the rear.

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 Practice Guidance (2014 onwards)

National Planning Policy Framework (NPPF 2026)

- Chapter 14: Achieving Well-Designed Places
 - Policy DP3 – Key Principles for Well-Designed Places
- Chapter 15: Promoting sustainable transport
 - Policy TR4 – Street design, access and parking
- Chapter 17: Pollution, Public Protection and Security
 - Policy P3 – Living Conditions and Pollution

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN14 (Trees, Hedges and Woodland)

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 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 and the examination held in February 2026.

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 of the Reading Borough Local Plan 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.

Policy DP3 of National Planning Policy Framework 2026 requires that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets

The application site currently has a low front boundary wall with an opening in the centre providing access to the property. Planning permission is sought to replace the existing boundary treatment with a taller structure comprising a brick wall with brick pillars and black painted railings. Access would be provided via a pair of black gates located within the front boundary, which would open inwards. As per the Transport Officers comments, it is considered that acceptable visibility can be achieved, as the gates are set back from the highway. Furthermore, the gate opening exceeds 5 metres in width, allowing adequate pedestrian visibility for drivers manoeuvring out of the site. In terms of design, the proposed boundary treatment is considered acceptable. The inclusion of railings helps to maintain a degree of openness along the frontage, preventing an overly dominant appearance. The street scene is characterised by a varied mix of boundary treatments, including fences, walls and mature hedging. The neighbouring property, No. 44, also features a boundary treatment incorporating both a brick wall and railings. As such, the proposed development would not appear out of keeping with the character and appearance of the surrounding area. The proposed boundary treatment has a maximum height of 1.3m. It is worth noting that a 1m boundary treatment could be erected under permitted development rights.

The proposed single storey front extension is considered acceptable in terms of size, scale and design. The front extension would be constructed with bricks to match the existing dwelling to help aid its integration, the development would include one continuous roof form over the existing garage and new front extension, linking to the proposed new porch. Replacing the existing garage door with a window is considered acceptable. The host dwelling is set well back from the street, and due to the varied nature of the street scene, the alterations to the front of the dwelling are not considered harmful to the surrounding area, nor would the development detract from the character and appearance of the host dwelling.

At the rear of the site, the proposed extensions would be single storey in nature with flat roofs, constructed using bricks to match those of the existing. The extensions are considered subservient to the host dwelling and the site. This element of the proposals would be contained at the rear and would therefore not cause any adverse impacts to the street scene. It is not considered that the proposed rear extensions would dominate or disrupt the original form of the dwelling.

All new openings are deemed acceptable as the size, scale, and placement of the proposed windows and doors are considered suitable.

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 Policy DP3 of the NPPF.

Residential Amenity

Policy H9 of the Reading Borough Local Plan 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.

Policy P3 of National Planning Policy Framework 2026 also states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity.

With regard to the extensions to the main dwelling, it is considered that, by virtue of their single storey nature and siting, combined with the separation distances maintained from the site boundaries and neighbouring properties, the proposals would not result in any unacceptable impact on neighbouring amenity. No adverse effects are identified in terms of overbearing impact, loss of light, or overlooking. The proposed rear extensions would not incorporate any side-facing windows that could give rise to privacy concerns. It is also worth noting that the depth and height of the rear extensions would only marginally exceed the limits ordinarily permitted under permitted development rights.

Owing to the flat roof nature of the rear extensions proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

There are no identified risks of the single storey front extension causing harm to neighbouring amenity, nor the provision of the front boundary fence.

For current and any future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, via the additional space created, and 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 and Policy P3 of the NPPF.

Transport matters

Although the proposal involves the loss of the single garage, it was evident from the site visit that there is sufficient off-road parking space for a minimum of two vehicles.

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
Use of Roof Restricted