

DELEGATED APPLICATION REPORT

Ward: Tilehurst Ward

App Ref: PL/26/1059 Householder planning permission

Address: 5 WELLAND CLOSE, TILEHURST, READING, RG31 5NP

Proposal: Alterations to form disabled compliant WC, level access porch and associated ramp. Including conversion of garage to store with new door.

Applicant: CAROLYN WEAIT

Received date: 05/08/2026

Target Decision date: 30/09/2026

Agreed Extension of Time until 14/10/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a 2-storey detached dwellinghouse with private rear garden and private frontage which has over the years mainly been converted to hardstanding and offered as off-street parking. The property has ample frontage for the proposed works with a lawful dropped kerb.

The existing property has a front porch positioned to the side, the existing porch has a side facing clear window allowing light into the hallway.

The property is not listed and not in a conservation area.

Site visit date: 18th August 2026



Front – north easterly facing front elevation of host property.



Google Maps Streetview image of host property and the wider streetscene

2. PROPOSAL AND SUPPORTING INFORMATION

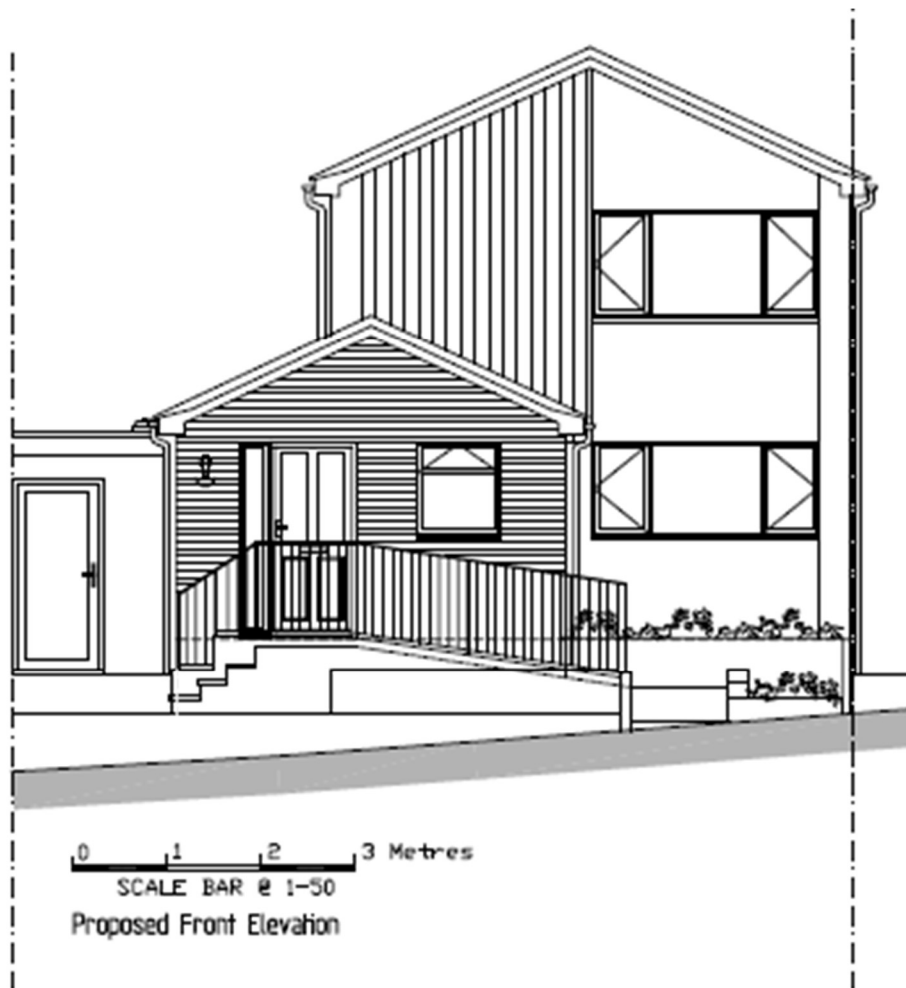
The proposed development consists of alterations to the existing property to form a downstairs loo and conversion of the existing property frontage to create a part wrap around level and accessible front porch. The porch will have a forward's projections of approximately 1m and a sideways projection of approximately 1.7m, have a pitched roof, new window to the front and side elevations, new skylight to the southern facing roof slope and be built with materials to match the host property. A wheelchair friendly ramp will be constructed to lead down to the off-street parking area and public highway. The application also includes converting the existing garage into a store with new pedestrian door.

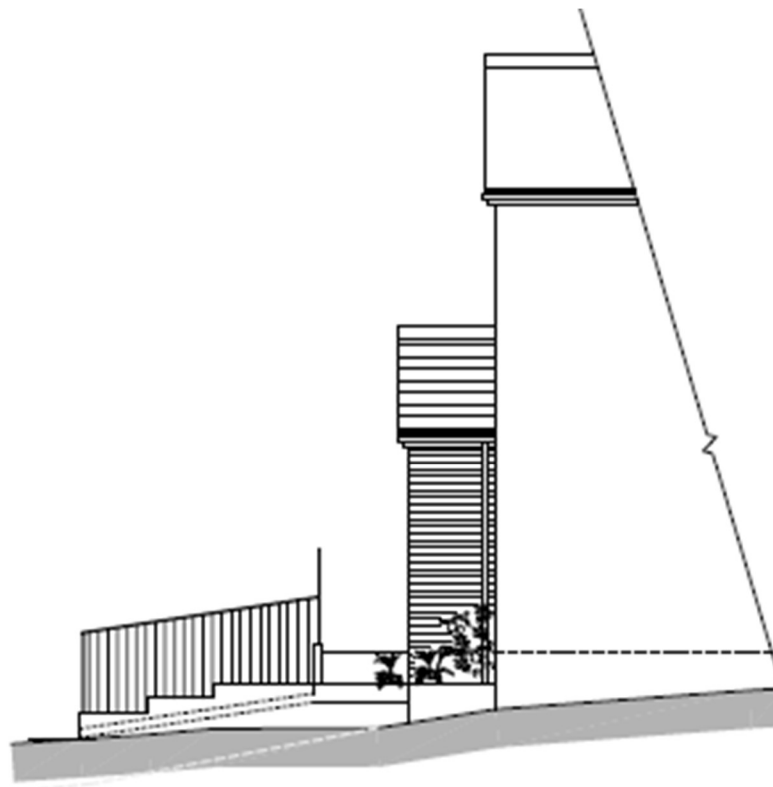
Plans and documents considered:

Signed and dated application form

Drawing no: 01 C – Existing & Proposed Plans & Elevations, dated May 26 (worksheet showing Existing and Proposed Elevations, Existing and Proposed Floor Plans, Location and Block Plans)

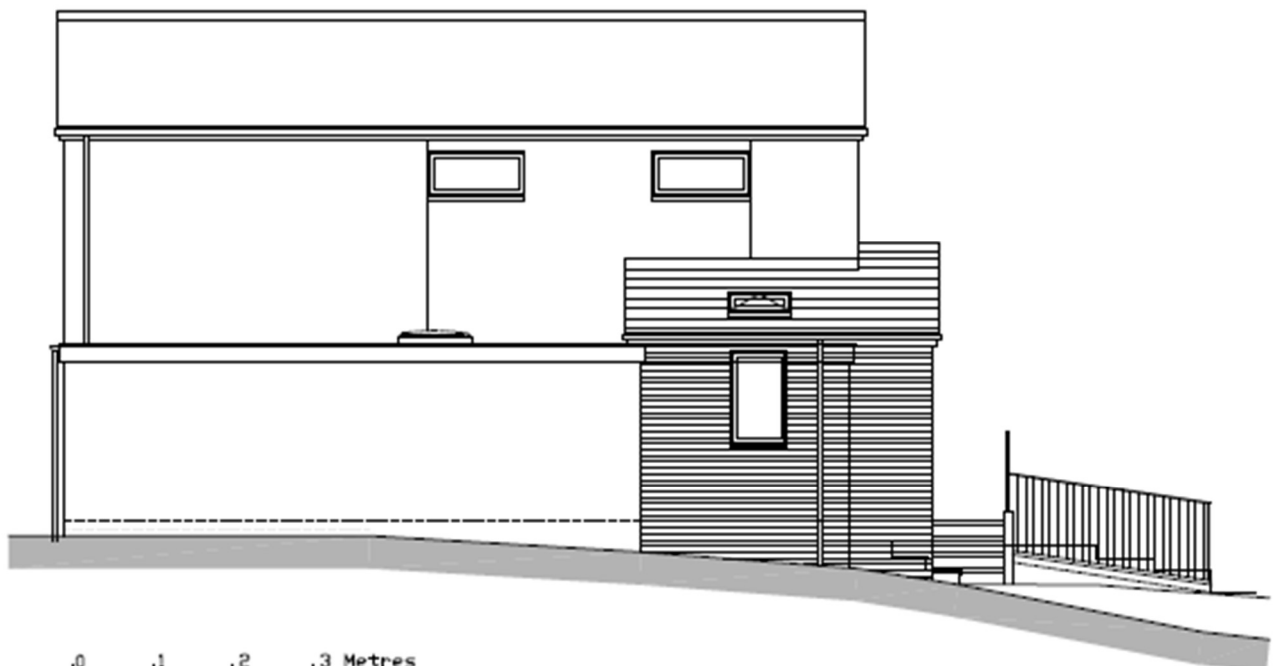
Received by the LPA on 31st July 2026





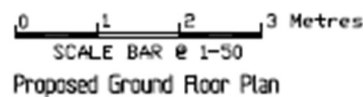
0 1 2 3 Metres
SCALE BAR @ 1-50

Proposed Side Elevation



0 1 2 3 Metres
SCALE BAR @ 1-50

Proposed Side Elevation



No planning history on the council's database.

4. CONSULTATIONS

Internal

- None.

External

- A planning notice was attached to the nearest streetlamp column adjacent to the public grass verge outside the front of the property on 18th August 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 as a result 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 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 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)
H9 (House Extensions and Ancillary Accommodation)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

SPG/SPD

A Design Guide to House Extensions SPG

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. Following the public examination hearings in February 2026, the plan is now in its final public consultation phase before formal adoption.

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 pitched roof of the proposed porch will match the angle and appearance of the host property and neighbouring properties pitched roofs. The front door and windows will match those of the host property. Neighbouring properties in the street – next door and on the opposite side of the road have converted the garages and altered the location of the front door.

The existing wrap around raised flowerbed will be retained and the wheelchair ramp be constructed adjacent.

The wheelchair ramp and steps will be constructed from materials to match and finished with wrought iron railings.

Whilst the proposed development is forwards of neighbouring properties, officer feels due to the single storey element, along with the softer pitched roof appearance rather than flat roof, the proposed development is not considered detrimental in terms of appearance or character.

The proposed development is considered acceptable to the host property and wider streetscene and is therefore considered 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 new porch has a side (south facing) window however, this simply replaces an existing window in the existing porch. The side window is not considered detrimental to residential amenity. Whilst the proposed development will create an elevated area of hardstanding adjacent to the front, officers do not consider this affords any opportunity to overlook neighbouring frontages, other than what is already present. The proposed development is all contained at ground floor level. The proposed development is not considered to be detrimental to neighbouring or visual amenity.

The proposed development is considered acceptable with policies CC8 and H9 of the Reading Borough Local Plan 2019 subject to conditions.

Transport matters

Policy TR5 states that 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.

With the proposed development, the host property will retain enough space to the frontage to provide off-street parking for one vehicle. The property benefits from an original existing dropped kerb and footway crossing which can be used to access the off-street parking accordingly. Ample room is provided to allow the vehicle to swing round without passing over neighbouring property.

Ample space is retained for the storage of waste and recycling receptacles. Side access through to the rear garden is retained.

A condition will be included in the decision. This condition will ensure the off-street parking is implemented as per the approved plans, to stop additional vehicles parking on the public highway and hindering highway safety.

The proposed development is considered acceptable in terms of transport and parking provisions and is therefore compliant with policy TR5 and H9 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
M1
DC1