
Appeal Decision

Site visit made on 1 July 2025

by Samuel Watson BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 July 2025

Appeal Ref: APP/W0340/W/25/3363001

1103 Oxford Road, Tilehurst, Reading RG31 6YE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Dr Ali Zaltash against the decision of West Berkshire District Council.
 - The application Ref is 24/02459/FUL.
 - The development proposed is the change of use of building from annexe to rentable dwelling (remaining tied to ownership of existing dwelling).
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Decision

1. The appeal is allowed and planning permission is granted for the change of use of building from annexe to rentable dwelling (remaining tied to ownership of existing dwelling) at 1103 Oxford Road, Reading RG31 6YE in accordance with the terms of the application, Ref 24/02459/FUL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos 149/200 and 149/201 Rev G.
 - 3) The dwelling hereby permitted shall not be occupied until a vehicle parking space has been provided in accordance with details first submitted to and approved in writing by the Local Planning Authority. The parking space shall thereafter be kept available for parking at all times.
 - 4) The dwelling hereby permitted shall not be occupied until a cycle parking space has been provided in accordance with details first submitted to and approved in writing by the Local Planning Authority. The cycle parking space shall thereafter be kept available for this purpose at all times.
 - 5) The dwelling hereby permitted shall not be occupied until an electric vehicle charging point has been provided to serve the parking associated with the new dwelling in accordance with details first submitted to and approved in writing by the Local Planning Authority. The charging point shall thereafter be kept available for this purpose at all times.

Applications for costs

2. An application for costs was made by Dr Ali Zaltash against West Berkshire District Council. This application is the subject of a separate decision.

Main Issue

3. The main issue is the effect of the proposal on highway safety, with particular regard to parking.

Reasons

4. The appeal site is a long rectangular plot that stretches back from Oxford Road. Access to the site is gained via a private road shared by a number of neighbouring properties and divides the frontmost portion of the site from the rest of the site. A driveway from the private road rises steeply up towards the host dwelling and provides parking. The area of land on the opposite side of the private road appears to have been partially cleared with planting and trees around the edges. To the rear of the appeal site is the detached annex.
5. Currently, the host dwelling provides at least three parking spaces in line with the Council's requirements for a four bedroom property within parking Zone 3. The proposed conversion of the annex to a separate dwelling would increase the minimum parking requirements to four. Although the driveway could accommodate additional vehicles, these would be in a tandem arrangement that would not allow for the occupiers of either dwelling to access or leave the site independently.
6. I do not have sufficient information before me to ascertain that parking on the private road would not adversely affect the safe flow of traffic along this road, or on Oxford Road. I note in particular concerns that vehicles may not be able to pass any parked vehicles, or turn in the road, and that these vehicles may therefore be required to reverse on to Oxford Road.
7. Nevertheless, I am content that the area of land on the opposite side of the private road could accommodate a parking space, and a parking space was shown in this location on an earlier iteration of the plans. A parking space in this location would not affect the safe flow of traffic along the private road nor require vehicles to reverse onto Oxford Road. Therefore, subject to the submission of suitable details through a condition, the proposal would not result in any unacceptable highway safety impacts on Oxford Road.
8. The proposal would not result in any unacceptably highway safety impacts as a result of any increased parking demands. The proposal therefore complies with Policy CS13 of the West Berkshire Core Strategy and Policy P1 of the West Berkshire Council Housing Site Allocations Development Plan Document. These collectively, and amongst other matters, require developments to provide suitable parking to accommodate the needs of the development and minimise any impact on the local transport network.

Other Matters

9. A parking space on the opposite side of the private road would not significantly affect the openness of this area, especially when viewed from Oxford Road. Moreover, I note that there are examples along the private road of clearings used for parking including one that has been laid out in hardstanding. Although the area may be covered by an Article 4, this does not preclude a decision-maker from finding a proposal to be acceptable. Although I note concerns that the land on the opposite side of the private road may not be within the host dwelling's curtilage, this is not determinative in my considerations.

Conditions

10. I have had regard to the conditions suggested by the Council and the advice on planning conditions set out by the Framework and the Planning Practice Guidance. In the interests of clarity and enforceability, I had made some changes to the wording of these conditions and added two additional conditions.
11. For certainty, I have set out the timescale for the commencement of development. A condition is also necessary, for certainty and enforceability, requiring that the development is carried out in accordance with the approved plans. While the Council did not suggest these conditions, they are standard conditions and should not therefore come as a surprise to the parties, or prejudice them.
12. As set out above, to ensure highway safety, a condition is necessary securing details for, and the provision of, a car parking space. In the interests of supporting access to sustainable transport options and promoting the use of low carbon vehicles, conditions are also necessary requiring details for, and the provision of bicycle storage and a charging point.

Conclusion

13. There are no material considerations that indicate the appeal should be determined other than in accordance with the development plan. For the reasons given above, I therefore conclude that the appeal should be allowed.

Samuel Watson

INSPECTOR