

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/0162 Householder planning permission

Address: 21 UPLANDS ROAD, CAVERSHAM, READING, RG4 7JG

Proposal: 4.8m dropped kerb outside the front of the property

Applicant: Mr Nicholas Liffen

Received date: 31/01/2025

Target Decision date (ext): 11/06/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two storey end-of-terrace dwelling located on Uplands Road in Caversham. The surrounding area is predominantly residential, comprising a variety of detached, semi-detached, and terraced dwellings. The application property has a pitched roof, a two storey side extension, and an area of hard standing to the front of the property.

Extract from the Location Plan:



Photo of site provided by applicant:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a 4.8 metre dropped kerb outside the front of the property at 21 Uplands Road.



3. CONSULTATIONS

A site notice was displayed at the front of the property on 17th February 2025 for a period of 21 days.

Letters of representation have been received as follows: **None**

RBC Transport – No objections to revised scheme subject to condition and informatives.

4. PLANNING HISTORY

PL/16/0611 - Dropped curb in front of the property. REFUSED 29/06/2016

PL/99/2288 - Two storey side extension. APPROVED 20/04/1999

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:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
TR1 Achieving the Transport Strategy
TR3 Access, Traffic and Highway-Related Matters
TR5 Car and Cycle Parking and Electric Vehicle Charging

SPD

A Design Guide to House Extensions SPD (2021)
Revised 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 9th 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 remains 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 CC7 (Design and the Public Realm) requires that all developments be of high design quality.

The proposal is for a dropped kerb in front of the site to enable easy access to and from the area of hard standing at the front of the property. No other part of the property will be affected by the proposal. The proposed development is not considered out of keeping within this stretch of road. There are other examples of dropped kerbs within the street and the frontages are varied in terms of hard and soft landscaping. In this regard, it is considered that the proposed works would not cause harm to the character and appearance of the existing house, neighbouring properties, or wider area. The proposal therefore complies with Policy CC7.

Residential Amenity

The proposed dropped kerb would not cause a detrimental impact to the living environment of existing or new residential properties.

Transport Matters

The Design Guide to House Extensions Supplementary Planning Document 2021 provides that car parking should not extend onto the footpath or highway.

iv) The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; **COMPLIES** and

v) *For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided.*
N/A

Proposals involving either the construction of a new site access, or a material increase in the use of an existing site access, directly onto the Classified Highway Network will not be acceptable if they would be likely to result in the encouragement of the use of the network for short local trips or compromise the safe movement and free flow of traffic on the network or the safe use of the road. **NO**

In light of the above, the proposal is considered acceptable in transport terms as it complies with Policies TR1, TR3 and TR5.

8. CONCLUSION

The proposed extension is considered to be in accordance with the Reading Borough Local Plan (2019) and the Design Guide to House extensions (2021) and therefore the application is recommended for approval subject to conditions.

9. RECOMMENDATION - GRANT

CONDITIONS

1. Time Limit (Standard) TL1
2. Approved Plans Ap1
3. Vehicle Parking (as Specified) DC1
4. Vehicular Access (As Specified) DC3

Informatives

1. Highways
2. Access construction
3. No overhanging