

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/0591 Householder planning permission

Address: 21 HIGHMOOR ROAD, CAVERSHAM, READING, RG4 7BL

Proposal: Proposed loft conversion with rear cottage style dormers and skylights in front roof slope.

Applicant: KENWARD

Received date: 17/04/2025

Target Decision date: 12/06/2025

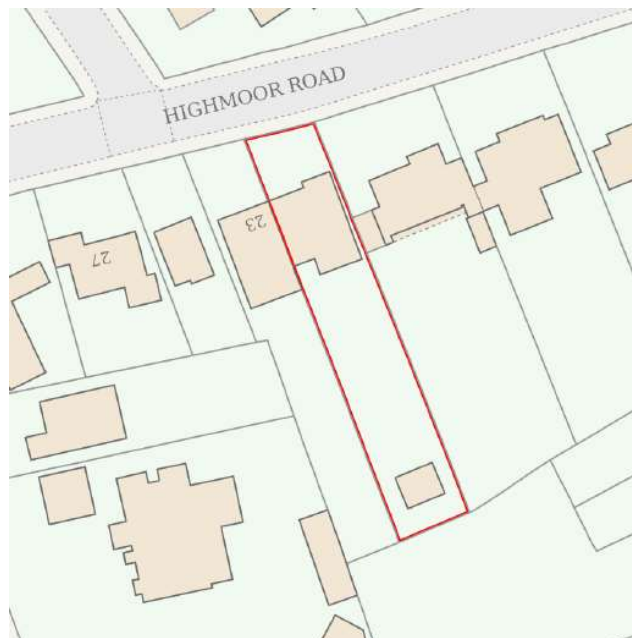
Case Officer: Gary Miles

1. SITE DESCRIPTION

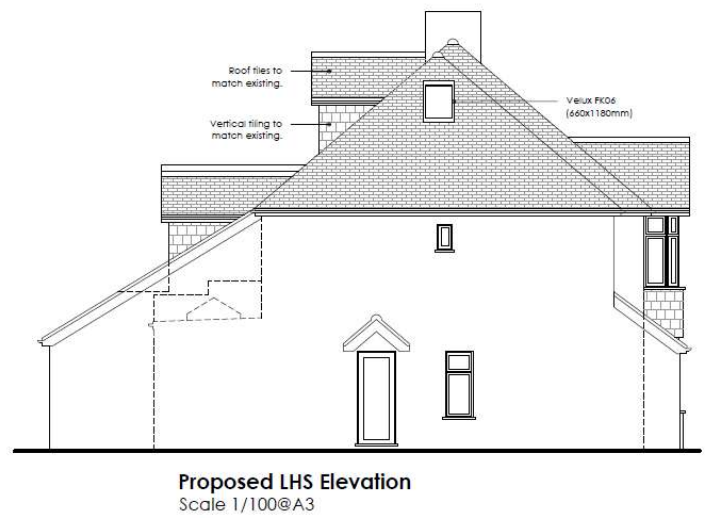
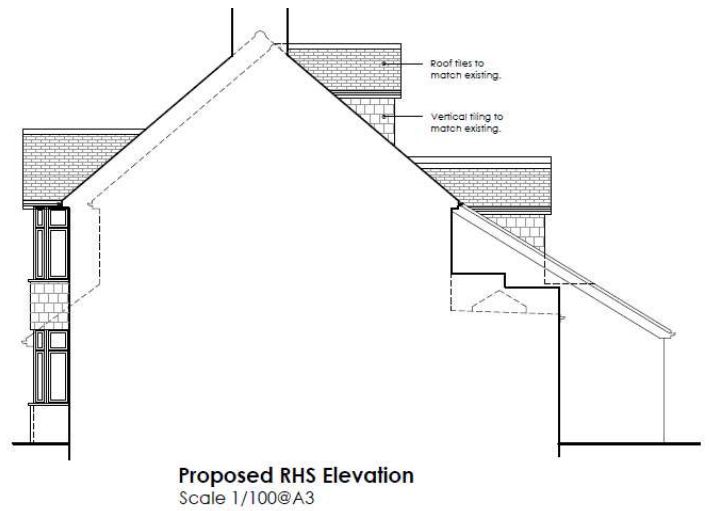
The application site consists of an extended, two-storey, bay fronted semi-detached dwellinghouse located on the southern side of Highmoor Road. The property is constructed from red brick and red tiled pitched roofs. The property has a large frontage offering off-street parking for several cars, as well as a large south facing rear private garden. Highmoor Road is made up of detached, and semi-detached properties with large gaps between properties. Various properties have been subject to rear extensions, side extensions and loft conversions of differing scale and design. The property is not listed nor within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

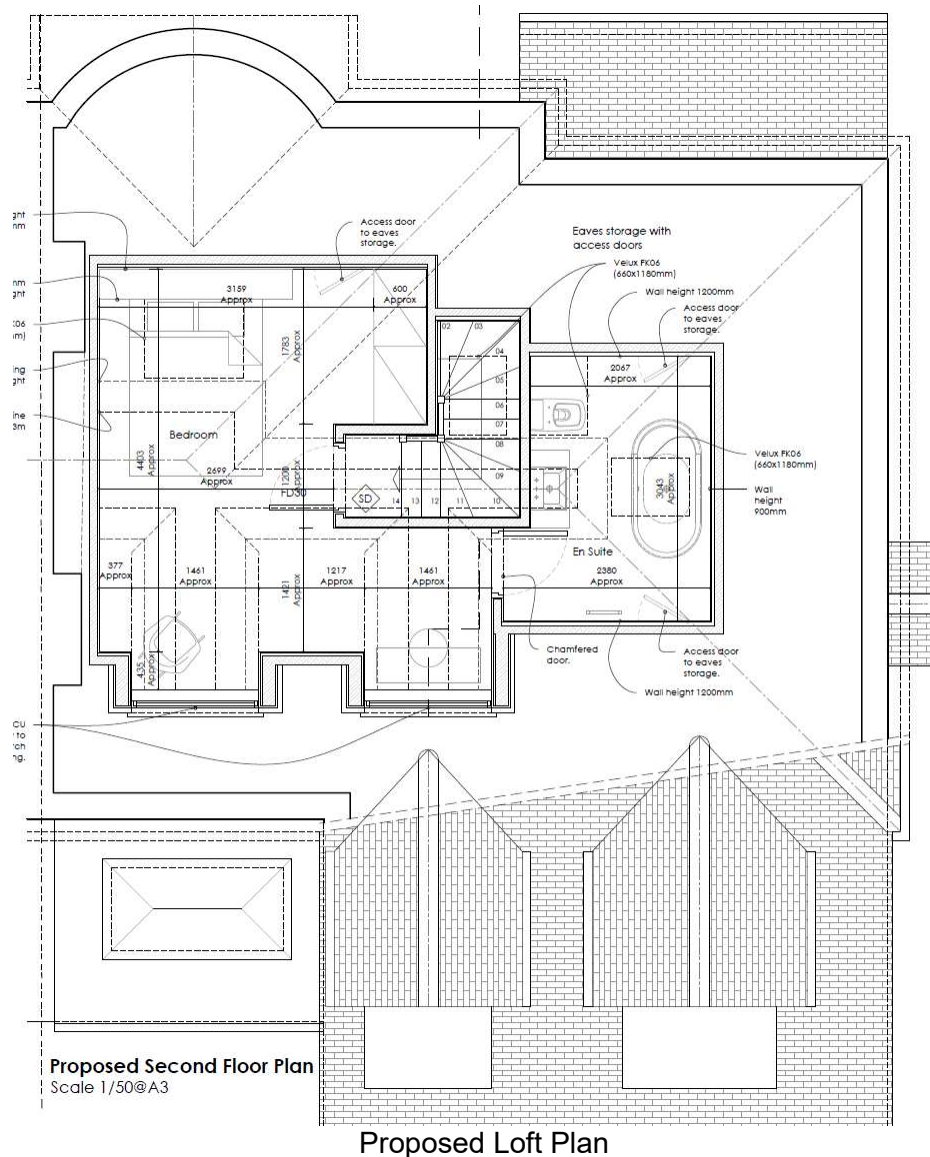
The proposed development consists of a loft conversion with two rear cottage style dormers, 3 skylights in the front roof slope and one skylight in the side (easterly) roof slope. The cottage style dormers will be constructed from materials to match the existing dwelling including upvc windows, vertical tiles and roof tiles.



Site Location Plan



Proposed Elevations



Plans & documents considered:

Drawing no: PP-13944736v1-Location Plan, dated Apr 25
 Drawing: Block/Site Plan, dated Apr 25
 Drawing no: E.01-Existing Elevations, dated Apr 25
 Drawing no: E.02a-Existing Floor Plans, dated Apr 25
 Drawing no: E.03b-Existing Floor Plans, dated Apr 25
 Drawing no: E.03-Existing Section, dated Apr 25
 Drawing no: P.01-Proposed Elevations, dated Apr 25
 Drawing no: P.02a-Proposed Floor Plans, dated Apr 25
 Drawing no: P.02b-Proposed Floor Plans, dated Apr 25
 Drawing no: P.03-Proposed Section, dated Apr 25
 Drawing no: P.04-Proposed First Floor Plan, dated Apr 25
 Drawing no: P.05-Proposed Second Floor Plan, dated Apr 25
 Drawing no: S.01-Typical Details, dated Apr 25
 Received by the Local Planning Authority on 17th Apr 2025

3. PLANNING HISTORY

PL/98/0621 – Two storey and single storey rear extension – Approved – 1999

PL/18/1215 – Ground and first floor rear extension – Approved – 2018

PL/13/1575 – Two storey rear extensions – Approved - 2014

4. CONSULTATIONS

A site notice was attached to an adjacent lamp column on 6th May 2025 and left in place for a minimum of for 3 weeks for the duration of public consultation period.

No letters of representation have been received.

Internal

Ecology officer was consulted due to works to the existing roof space.

The Ecology officer confirmed they had no concerns and therefore no objections to the proposed development.

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)
EN12 (Biodiversity and The Green Network)

SPG/SPD

A Design Guide to House Extensions SPG

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 proposed development has been carefully designed to respect the character of the existing dwelling and will be constructed from materials to match those of the existing dwelling. The proposed loft conversion by virtue of using cottage style dormers is considered subservient to the host property.

It should be noted that the proposed development could have been achieved through Permitted Development Rights for Householders, no harm to character.

The proposal is 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.

Windows are already present at 1st floor level-overlooking the rear gardens of both neighbouring properties. The cottage style dormers are considered less overbearing than a box dormer. The proposal is not considered to cause harm to neighbouring residential amenity.

It should be noted that the proposed development could have been achieved through Permitted Development Rights for Householders, no harm to residential amenity.

Officers consider the amended proposal to be compliant with policies CC8 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
PD3