

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/0340 Householder planning permission

Address: KALEWA, THE WARREN, CAVERSHAM, READING, RG4 7TQ

Proposal: Raising the floors and roof height to an existing two-storey part of the existing house, including extension to the existing roof, raising and extending the existing associated rear balcony, and removal of rear external stairs, 2 new rooflights and 9 additional solar panels

Applicant: Mr Steve Noades and Ms Nikki Corderoy

Received date: 04/03/2025

Target Decision date: 18/06/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a detached dwelling located on the south side of The Warren, and on the north bank of the River Thames. There is an attached garage and hardstanding to the front of the property. There is a long garden at the rear leading down to the River Thames frontage. The overall character of The Warren comprises individual large, detached houses in a range of different designs and massing comprising 2 or 3 storeys. The site is located within The Thames Valley Major Landscape Feature (policy EN13) and in a Green Link (policy EN12) as an area of identified biodiversity interest. The site is also within Flood Zone 3 as designated by the Environment Agency. The Warren is also on a cycle route.



Site visit date: 14th May 2025

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for raising the floors and roof height to an existing two-storey part of the existing house, including extension to the existing roof, raising and extending the existing associated rear balcony, and removal of rear external stairs. The proposal also includes 9 additional solar panels to the roof, and two new rooflights.

Plans considered:

Drawing No. 1400/7 – Location and Block

Drawing No. 1400/6 – Proposed Roof Plan

Drawing No. 1400/5a – Proposed Elevations

Drawing No. 1400/4b – Proposed Floor Plans

Drawing No. 1400/2 – Existing Elevation Plans

Drawing No. 1400/1 – Existing Floor Plans

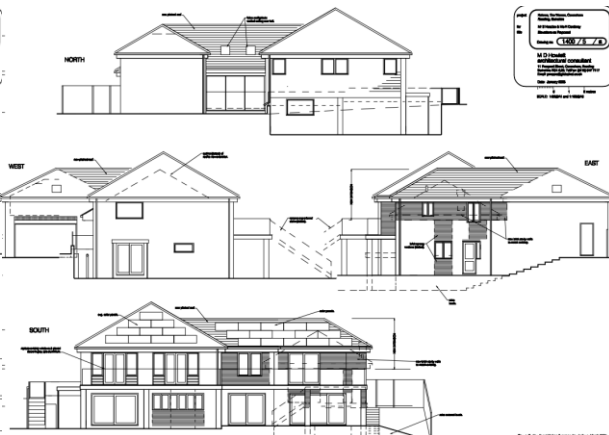
Flood Risk Assessment

Flood Map

Existing Elevations:



Proposed Elevations:



3. RELEVANT PLANNING HISTORY

PL/98/0338 – First floor extension over existing garage to form art room and WC. APPROVED 19/08/1998

PL/01/1346 – Rear extension. APPROVED 29/01/2022

4. CONSULTATIONS

A site notice was displayed outside the front of the property by the case officer on 1 May 2025 for a period of 21-days.

No letters of representation have been received.

Ecology

The application site is a detached dwelling with garden located on an access lane off the Warren in Caversham. It is proposed to add a number of extensions to the house.

The site is located in prime bat roosting and foraging habitat: it lies on the banks of the River Thames (a priority habitat) and is surrounded by habitat such as large gardens lined with hedges and trees, woodland within The Warren Woodlands complex (a Local Wildlife Site) 30 metres to the north.

The bat survey report (Chase Ecology, March 2025, ref: CE4809) has been undertaken to the appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

However, given the location of the house alongside the Thames and the presence of protected species in the area, the report includes a number of recommendations to avoid adverse impacts on these species. Our advice is that these measures should be sufficient to minimise any effects on protected species, including bats and should be secured by condition:

Condition: The development hereby approved shall be implemented strictly in accordance with the recommendations and precautionary measures set out in Appendix 4 of the Preliminary Bat roost assessment (Chase Ecology, dated: 27 March 2025, ref: CE4809)

Reason: To minimise the ecological impacts of development and protect biodiversity in accordance with the NPPF(2024), specifically paragraphs 187 and 193 of the NPPF

Lead Local Flood Authority – no comments received at the time of writing this report

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 Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

EN12 Biodiversity and the Green Network
EN18 Flooding and Drainage

SPD

Design Guide to House Extensions SPD 2021

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’.

6. 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.

In terms of size and scale, the proposed development would be on the same footprint of the existing building and would not exceed the existing maximum roof height. It is considered that there is a sufficient space to facilitate the additional form at this level. The proposed development is considered subservient to the existing dwelling. The proposed eaves height of the development would match the existing eaves to help aid its integration, with bricks and roof tiles to match.

It is considered that the proposed development would enhance the appearance of the site at the rear, when viewed from the river (and the other side of the river). The fenestration arrangements are considered acceptable. The proposals are not considered detrimental to the varied street scene. Furthermore, the site is served by a private access which is set down from the main carriage way.

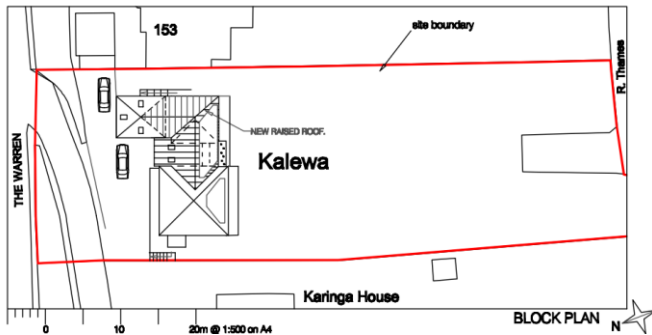
The proposed development is not considered out of character for its location, the properties are varied in this area. There are many other examples of rooflights and solar panels within the surrounding area. Officers note that the proposed solar panels are a means to maximise the use of energy efficiency and energy conservation, utilising the existing layout of the building and its orientation in efforts to reduce overall energy demand in accordance with Policy CC1.

Overall, it is considered that the proposed development would not be harmful to the character of the existing house, neighbouring properties, or the wider area.

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.

A sufficient distance would remain between the proposed development and the neighbouring properties as illustrated on the block plan below.



The neighbour most likely to be affected by the proposal is 153 The Warren, however, due to the size of development and the roof form, combined with the distance, there are no identified risks in relation to overbearing effects, or loss of sunlight and daylight. Although an additional door opening is being created at ground floor level, the windows at first floor level will be reduced in size and overall, the harm with regards to privacy/overlooking concerns is not considered significantly different to the existing arrangement.

Flood Risk

As the proposal site is within flood zone 3, it is required that a flood risk assessment report be carried out and produced to support this application. The submitted report highlights that the location of new electrical cable routes and outlets will be well above the anticipated flood level, plus an additional 300mm to allow for future climate change in accordance with PPS25. The only sleeping accommodation would be at first floor level. There would be no increase in the footprint of the dwelling and, therefore, there would be no increase in flood risk. A compliance condition is recommended to ensure that the measures stated are carried out. This is in accordance with EA Standing Advice and Policy EN18 of the Reading Borough Local Plan.

Other Matters

There is over 20m between the proposed development and the closest TPO tree within the neighbouring property. The agent has confirmed that there are no trees on site nor any in neighbouring properties likely to be affected by the proposals. The development does not involve enlarging the footprint of the existing house and thus there would be no need to excavate in any root protection areas.

The bat survey report concludes that the proposals are unlikely to affect bats.

The proposal does not involve the loss of any parking spaces.

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
Approved plans
Materials
Bat roost assessment
Flood protection measures