

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/0802 (HOU) Householder planning permission

Address: 115 Woodcote Way, Caversham, Reading, RG4 7HP

Proposal: Single storey rear extension following demolition of existing conservatory. Garage conversion into habitable room. New side extension. Front porch and fenestration changes.

Applicant: Ms M Graham

Received date: 30/05/2025

Target Decision date: 25/07/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a semi-detached, two-storey, dwellinghouse located on Woodcote Way in Caversham Heights. The property is constructed with red brick and tiled pitched roof. The property currently has a garage, along with a private frontage offering off-street parking and garden, as well as a private westerly facing rear garden. Many properties in Woodcote Way have been subject to extensions and alterations of varying scale and design. The property is not listed nor within a conservation area.

Site visit date: 26th June 2025



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a single storey extension to the rear which will have a projection of 4.7m and a max roof height of 3.5m. The rear projection will create an open plan living and dining space. Proposed side extension to adjoin the existing garage. Garage to be converted into habitable room along with the new side extension to create a W/C, utility and study. The proposal includes changes to the ground floor front elevation to include the creation of a hallway and includes swapping the existing garage doors into a window. Two large skylights will be positioned above the living area and utility room with a small window and Bi-Fold doors to the new rear elevation.

Plans & documents considered:

Drawing no: 001 – Proposed (Existing and Proposed Floor Plans & Elevations, Block Plan) dated June 25 (superseded)

Received by the Local Planning Authority on 30th May 2025

Drawing no: 001 Rev A – Proposed (Existing and Proposed Floor Plans & Elevations, Block Plan) dated June 25 (superseded)

Received by the Local Planning Authority on 24th June 2025

Drawing no: 001 Rev B – Proposed (Existing and Proposed Floor Plans & Elevations, Block Plan) dated July 25 (superseded)

Received by the Local Planning Authority on 23rd July 2025

Drawing no: 001 Rev C – Proposed (Existing and Proposed Floor Plans & Elevations, Block Plan) dated July 25

Received by the Local Planning Authority on 23rd July 2025

3. PLANNING HISTORY

None.

4. CONSULTATIONS

Internal

- Transport Development Control

The application description states that the proposal is for demolition of the existing conservatory and replace with single Storey Rear and Side Extensions. The proposals will also result in the loss of the existing garage.

It is important that enough parking is provided so that there is not a knock-on effect on the safety and function of the highway through on-street parking. In order to determine whether the property will retain an acceptable level of parking, the applicant is requested to submit a parking layout plan demonstrating that the property has 2no. allocated parking spaces (as per the requirements in the adopted Parking Standards and Design SPD).

The applicant has failed to demonstrate that the proposed on-site parking provision complies with the Local Planning Authority's standards in respect of vehicle parking and clarification is sought before determining this application.

External

A site notice was attached to an adjacent lamp column on 19th June 2025 and left in place for a minimum of for 21 days for the duration of public 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 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)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)

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 wrap around elements (side and rear) will have a max height of 3m – a modest height in terms of the host property. The rear projection is to be 4.7m – not considered unduly large considering the existing conservatory of similar scale. The new mono-pitch roof to the front elevation will have an eaves height of approximately 2.4m and a ridge height of 3.5m – considered acceptable.

The rear and wrap around extension is considered subservient to the host property in terms of scale. The mono-pitch style roof mirrors the existing roof over the bay window and existing front door. Materials are to match the host property. It is also worth noting that other properties in the street have done similar extensions of pulling forwards the front elevation and creating a larger hallway (105 Woodcote Way- PL/23/1381). Other properties in the street have converted the garage into habitable rooms - it is worth noting that the garage conversion could have been done under Permitted Development for a property of this age subject to PD rights.

In terms of character and appearance the proposed development is considered acceptable and 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 proposed rear extension replaces an existing conservatory following its demolition. The proposed extension has been pulled away from the boundary with no.113 allowing room for maintenance, but also to reduce the impact on the adjoining neighbour, the proposed eaves and roof height are modest at 3m.

The new side extension and garage conversion keeps the upper roof line to a modest height of 3m. No new openings are proposed along the side (northerly) elevation. A gap of 1m has been left between the side extension and the boundary treatment between the host property and the detached neighbour. A total gap of nearly 2.5m is retained between the proposed development and neighbour at 117 Woodcote Way.

Officers do not consider the proposed developments will be harmful to residential amenity to either the adjoining neighbour or detached neighbour.

Officers consider the amended proposal to be compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Transport matters

Due to the loss of the existing garage the Transport officer was consulted.

For a property of this size 2 or more off-street parking spaces should be provided as per policy TR5 of the Reading Borough Local Plan 2019 and the Parking Standards and Design Supplementary Planning Document (SPD).

The agent was asked to submit a parking layout plan. The agent submitted amended plans which include a parking layout plan to show the 2 off-street parking spaces. The agent submitted a revised plan (Drawing no: 001 Rev A).

The proposal is considered compliant with policy TR5 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
M3
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PD5