

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/0895 Householder planning permission

Address: 9 SANDCROFT ROAD, CAVERSHAM, READING, RG4 7NP

Proposal: A householder planning application for the removal of an existing conservatory and replacement with a single storey rear extension Inc. Mono-pitch roof and 'Velux' style roof lights. A first floor side extension with hipped roof. Minor alterations to the existing apertures at first floor level.

Applicant: Mr and Mrs Tom Gould

Received date: 19/06/2025

Target Decision date: 15/08/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey link-detached property paired with No. 11 Sandcroft Road. Both properties benefit from an attached single-storey garage with a flat roof. There is an existing conservatory attached to the rear of the main house. The site is located to the south of Sandcroft Road, which is characterised by large detached and semi-detached properties.



Fig 1: View from the front of the property (08/07/25)

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for the removal of the existing conservatory and its replacement with a single-storey rear extension featuring a mono-pitch roof and three 'Velux'-style roof lights. The extension would measure approximately 3.4m in depth and is intended to be used as a family room and dining area. Additionally, a first-floor side extension with a hipped roof is proposed above the existing garage, set back from the principal elevation. The proposed single-storey rear extension would have an eaves height of approximately 2.4m and an overall height of 3.5m, while the first-floor side extension would have eaves and total heights of approximately 4.6m and 6.8m, respectively.

The existing air conditioning unit would be relocated to the rear of the property. No side windows are proposed for the first-floor extension. Two large floor-to-ceiling bifold doors would be installed on the side and rear elevations of the proposed single-storey rear extension, with the western side elevation comprising a solid wall. According to the application form, all proposed materials would match those of the existing dwelling.

Plans considered:

Drawing No. 2515-P100 – Existing and Proposed Ground Floor Plans, received 19/07/25.

Drawing No. 2515-101 Rev A- Existing and Proposed First Floor Plan, received 06/08/2025.

Drawing No. 2515-104 Rev A- Existing and Proposed Block Plans, received 06/08/2025.

Drawing No. 2515-102 Rev A- Existing and Proposed Elevations, received 06/08/2025.

Drawing No. 2515-103 – Site/Location Plan, received 19/07/25.



Fig 2: Existing and Proposed Floor Plans and Elevations

Planning History:
None.

3. CONSULTATIONS

A site notice was displayed on 8th July 2025 in front of the application site. The 21-day consultation period ended on 29th July 2025. No letters of representation have been received.



Fig 3: Site notice photo

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.

4. 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 2024

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

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. A submission draft 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’.

5. 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.

Further to discussions with the agent, the proposal has been revised to set back the frontage of the side extension and lower it from the existing ridgeline of the host dwelling. To reduce the overall scale and minimise its visual impact on the street scene, the originally proposed gable roof has been redesigned as a hipped roof. As a result, the proposal is considered subservient to the host dwelling and aligns with the recommended design principles outlined in Section 7.2 of the Design Guide for House Extensions 2021. The proposed single-storey rear extension is modest in scale and not visible from the street scene. All proposed materials are to match those of the existing dwelling. Overall, the proposal is considered to respect the character and appearance of the existing property and would not detract from the local environment.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 states that dwellings will be provided with functional private or communal open space. 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

There are no identified risks of overbearing impact or loss of light to neighbouring properties. The proposed single-storey rear extension is modest in scale, and the first-floor side extension would be separated from No. 7 Sandcroft Road by an existing side passage, a hipped roof design, and a significant gap between



the first floors. No side windows are proposed on the first-floor side elevation. A floor-to-ceiling door is proposed on the single-storey development facing No. 7; however, it is not considered to raise concerns regarding privacy or overlooking, due to the substantial separation between the two properties. A condition will be imposed to restrict any new openings on the east elevation, thereby preventing potential privacy risks to the neighbouring property. Sufficient private outdoor space would be retained upon completion of the proposal.

6. CONCLUSION

Overall, the proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

Approved Plans

Time Limit

Materials (To Match)

No new openings