

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/0931 Householder planning permission

Address: 17 Conisboro Avenue, Caversham, Reading, RG4 7JB

Proposal: Single storey side and rear extensions (amended)

Applicant: Ms Lucy Hall

Received date: 01/07/2025

Target Decision date: 03/10/2025 (agreed extension)

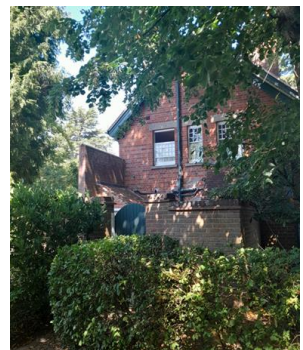
Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two storey detached dwelling located on the west side of Conisboro Avenue. The property is set back from the road with several mature trees to the front, side and rear of the property, a number of which are TPO trees. Conisboro Avenue is a residential road characterised by detached and semi-detached dwellings, with a mix of two-storey and bungalow properties on the west side. The property is not a listed building nor does it fall within a conservation area.

A site visit was carried out by the planning officer on 10th July 2025.

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey side extension and a single storey rear extension.

Planning permission was previously granted at the site on 13th June 2024 under reference no. 231502 for a single storey side and rear extension, however, the applicant wishes to make some changes to the scheme and therefore a fresh application has been submitted.

Drawing No. 2279.34C – Proposed Plie Foundation Plan received 29 July 2025

Drawing No. 2279.GA06F – Proposed GA Section AA received 30 September 2025

3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 10th July 2025 for a period of 21 days. No letters of representation have been received.

Discussions with applicant/agent

During the course of the application process, the agent was advised that planning officers had concerns regarding the design of the proposed rear extension. Specifically, the excessive height. The agent was encouraged to submit revised plans that reduce the height to better align with the existing structure. Subsequently, revised plans were submitted.

4. RELEVANT PLANNING HISTORY

231502 – Single storey side and rear extension. PERMITTED 13/06/2024.

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)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN14 (Trees, Hedges and Woodland)
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. 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.

With regards to the changes to the previously approved scheme, the footprint of the side and rear extensions remains almost the same and therefore in terms of scale, the development is considered acceptable and subservient to the host dwelling. The main change is to the appearance of the proposed rear extension.

The proposed rear extension is not of a conventional design, however, due to the variation of extensions within the vicinity, along with the position of the extension at the rear of the site, the proposed extension is not considered to cause detrimental harm to the character of the area or to the Conisboro Avenue street scene. The proposed extensions remain single storey in nature and are significantly set back from the street.

On balance, the current scheme is not considered to cause such significant harm to the host dwelling or wider area to warrant refusal.

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.

Due to the single storey nature of the proposed development, and the distance between the proposed development and all neighbouring properties, there are no identified risks of the proposal causing any harm in relation to overbearing effects, privacy and overlooking issues, or loss of any sunlight/daylight.

For current and any future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, via the additional space created.

The amount of remaining useable outdoor amenity space for the occupiers to enjoy is considered acceptable.

Trees

The site is subject to TPO 23/07 which protects a number of trees on site.

As per the previously approved planning application at the site, the Natural Environment team have confirmed that they have no objections subject to a pre-commencement condition for an Arboricultural Method Statement and Tree Protection Plan to be submitted and approved by Reading Borough Council.

Other matters

The recommendation proposes a pre-commencement planning condition, therefore, in accordance with section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority served notice upon the applicant to seek agreement to the imposition of such a condition. Notice was served in writing on 01/10/2025 and agreed by the applicant/agent on 01/10/2025.

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

Materials

Approved plans

Arboricultural Method Statement (to be submitted)