

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/0952 Householder planning permission

Address: 248 KIDMORE ROAD, CAVERSHAM, READING, RG4 7NE

Proposal: Two storey side extension and replacement of rear bay window

Applicant: Ms Cristina Lanz Azcarate

Received date: 03/07/2025

Target Decision date: 07/10/2025

Case Officer: Sian Hickey

SITE DESCRIPTION

The application site is a two-storey, bay fronted, semi-detached dwellinghouse located on the north-easterly side of Kidmore Road, in Caversham Heights. The property is constructed from red brick with a tiled pitched roof. The property benefits from off-street parking at the front of the site and a garden at the rear. There is a private road adjacent to the application site which leads to two properties (248A & 248B Kidmore Road). The surrounding area is predominantly residential and characterised by detached and semi-detached dwellings, varying in design. The application building is not listed, nor is it located in a conservation area.

Extract of the Location Plan:



Site visit date: 21/08/2025

Photos:



PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two-storey side extension and a two storey replacement bay feature in the rear elevation of the property.



Block Plan (left), Front and rear elevations (below).



CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 21st August 2025 for a period of 21-days.

One letter of representation has been received with concerns relating to the access road to 248A and 248B being blocked during the course of the construction.

Officer note: The agent responded to the concerns in a document received on 30/09/2025 confirming that at no time during the construction works will the access road be blocked or impassable for residents, emergency services, or essential deliveries. Coordinated site logistics planning will ensure clear movement at all times. Furthermore, a dedicated site manager will be appointed for the duration of construction, contact details of the site manager will be provided to affected neighbours prior to commencement. The site manager will be responsible for promptly addressing any access concerns and liaising directly with neighbours to mitigate disruptions.

RBC Natural Environment

(Initial comments received 01/09/2025)

The site of 248 Kidmore Road has a mixture of hard and soft landscaped features within the rear garden and frontage. There are several trees within the rear garden. With reference to the Site plan, trees locations and shrubs to be removed, 16th June 2025, Drawing No. 2423-A-PL-19, I note the following: The plan demonstrates the removal of several shrubs both within the rear garden and frontage. The front garden is

predominantly hard landscaping and thus the loss of soft landscaped is a negative aspect of the proposal, but the primary landscape element (the hedge) is being largely retained (aside from a section for the bin store). No mitigation replanting has been suggested. The loss of a shrub in the rear garden is also negative, although due to existing vegetation mitigation replanting may not be feasible as it will limit the usable garden space. I note no tree protection has been suggested; however this would be valuable as the closest tree (T2) is only 3m away from the proposal and thus should be protected from harm. To conclude, a tree protection plan is required and to be reviewed by the Natural Environment Team, to protect the trees from harm during construction activities – this needs to only be simple, showing the location of some form of fencing between the proposal and T2 (as close to the proposal as feasible) with a label stating that this will be erected prior to commencement and retained until completion. Submission of this now would avoid a pre-commencement condition.

Officer note: Further to the above comments, the agent provided a Tree Protection Plan and a Site Plan indicating tree locations and shrubs to be removed. The Natural Environment Officer reviewed these details and confirmed they are acceptable.

RBC Ecology

The bat survey letter report (Surrey Wildlife Trust, 29 September 2025 ref: 6358-B Report V1.1) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal.

There are, therefore, no objections to this application on ecology grounds.

Discussions with applicant/agent

During the course of the application process, planning officers had minor design concerns which were discussed with the agent as it was considered that some minor amendments could enhance the overall appearance of the scheme. Subsequently, the proposal now omits the previously proposed spandrel panel both at the front and rear elevations of the side extension.

Plans/documents considered:

Design and Access Statement received 3rd July 2025

Preliminary Roost Assessment received 3rd July 2025

Drawing No. 2423-A-PL-17 Rev2 – Roof Plan, Proposed received 3rd July 2025

Drawing No. 2423-A-PL-16 Rev2 – Longitudinal Section Plan, Proposed received 3rd July 2025

Drawing No. 2423-A-PL-15 Rev2 – Section Plan, Proposed received 3rd July 2025

Drawing No. 2423-A-PL-14 Rev2 – Side Elevation, Proposed received 3rd July 2025

Drawing No. 2423-A-PL-11 Rev2 – First Floor Plan, Proposed received 3rd July 2025

Drawing No. 2423-A-PL-10 Rev2 – Ground Floor Plan, Proposed received 3rd July 2025

Drawing No. 2423-A-PL-09 Rev2 – Site Plan, Proposed received 3rd July 2025

Drawing No. 2423-A-PL-08 Rev2 – Roof Plan, Existing received 3rd July 2025

Drawing No. 2423-A-PL-07 Rev2 – Side Elevation, Existing received 3rd July 2025

Drawing No. 2423-A-PL-06 Rev2 – Side Elevation, Existing received 3rd July 2025

Drawing No. 2423-A-PL-05 Rev2 – Rear Elevation, Existing received 3rd July 2025

Drawing No. 2423-A-PL-04 Rev2 – Front Elevation, Existing received 3rd July 2025

Drawing No. 2423-A-PL-03 Rev2 – First Floor Plan, Existing received 3rd July 2025

Drawing No. 2423-A-PL-02 Rev2 – Ground Floor Plan, Existing received 3rd July 2025

Drawing No. 2423-A-PL-01 Rev2 – Site Block Plan, Existing received 3rd July 2025

Drawing No. 2423-A-PL-00 – Location Plan and Site Plan received 3rd July 2025

Drawing No. 2423-A-PL-12 Rev3 – Front Elevation, Proposed received 30th September 2025

Drawing No. 2423-A-PL-13 Rev3 – Rear Elevation, Proposed received 30th September 2025

Drawing No. 2423-A-PL-19 Rev1 – Tree Protection Plan received 30th September 2025

2423 Tree Protection Plan received 30th September 2025

2423 Access to and from 248B received 30th September 2025

2423 Façades Review received 30th September 2025
Bat Preliminary Roost Assessment received 30th September 2025

RELEVANT PLANNING HISTORY

PL/15/1321 - Ground and first floor side and rear extension. APPROVED 28/10/2015
PL/16/0391 - Erection of a ground floor & first floor side & rear extension. APPROVED 04/05/2016

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.

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)

CC2 (Sustainable Design and Construction)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN12 (Biodiversity and the Green Network)
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'.

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.

It is considered that the proposed side extension is subservient to the host dwelling and the plot is capable of taking an extension of this size. In terms of design, the proposed side extension is considered acceptable, the extension would be significantly set down from the existing ridge line and set back from the front elevation of the existing dwelling. The materials proposed are considered suitable, the ground floor would be clad in brick to match the existing, while the first floor and roof would feature terracotta hanging tiles, echoing the original bay windows. Overall, in terms of scale and design, it is not considered that the proposed extension would cause significant detrimental harm to the character and appearance of host dwelling, neighbouring properties, or wider area. There are a variety of extensions within the surrounding area, therefore, the proposal is not considered out of character for the location. Furthermore, the property is set back from the roadside, minimising harm to the street scene.

The proposed development to replace the existing bay windows at the rear of the property is considered minor in scale and more modern in appearance. The new bay enables enhanced natural light for the occupants and improved thermal performance. On balance, whilst it would be partially visible to neighbours, it is not considered to result in such an incongruous addition to result in any unacceptable harm to either the character of the host property or the wider area such to warrant a refusal on this basis. Moreover, this element of the scheme would not be visible from the street scene. The proposed plans indicate that a trellis would be installed on top of the side boundary fence adjacent to the side access road. The overall height would be approximately 2m and is not considered excessive or harmful.

Overall, the proposals are not considered harmful to the host dwelling, neighbouring properties, or the surrounding area as a whole.

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 property most likely to be affected by the development is number 250 Kidmore Road as the built form would be brought closer to this neighbour, however, there is an access road which runs between this property and the application dwelling, and it is considered that this is sufficient distance to limit any harm in terms of overbearing effects. A single window is proposed in the first-floor side elevation of the extension, facing 250 Kidmore Road; however, this represents a reduction compared to the existing arrangement.

Due to the small-scale nature of the works proposed at the rear of the site, there are no identified risks of the proposals causing harm to the attached neighbouring property at number 246 Kidmore Road.

In addition, the development is unlikely to cause any loss of sunlight, daylight or overshadowing to the neighbouring properties.

As such, there are no neighbour amenity-based objections to the proposal.

Trees

There are trees growing close to the proposed development. The Natural Environment Team has confirmed that the details of the tree protection measures, as submitted, are acceptable, and a relevant compliance condition has been attached to this permission. The proposal, therefore, complies with Policies CC7 and EN14 of the Reading Borough Local Plan 2019.

Transport

The proposal does not result in the loss of parking and no changes to the existing dropped vehicle crossing are proposed.

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.

RECOMMENDATION

GRANT

Recommended Conditions:

Time Limits

Approved Plans

Materials

Arboricultural Method Statement

No New Openings