

DELEGATED APPLICATION REPORT

Ward: Caversham

App Ref: PL/25/1029 Householder planning permission

Address: 58 GROSVENOR ROAD, CAVERSHAM, READING, RG4 5EN

Proposal: Single storey rear extension.

Applicant: Mr & Mrs Escott

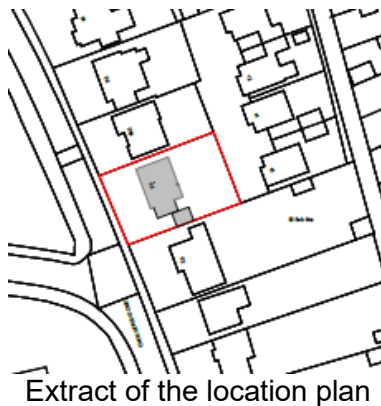
Received date: 21/07/2025

Target Decision date (agreed extension): 29/10/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site comprises a two storey detached residential property with a pitched roof, located on the easter side of Grosvenor Road. The property is not listed, nor is it located within a conservation area. The surrounding area is predominantly residential of mixed styles and designs.

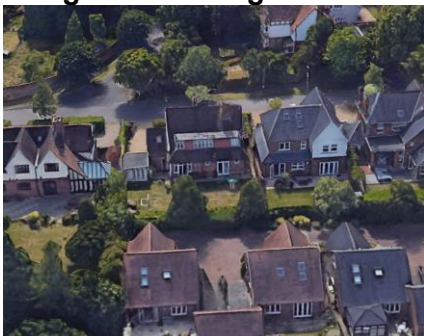


Extract of the location plan

Site visit date: 14/10/2025



Google Earth image:



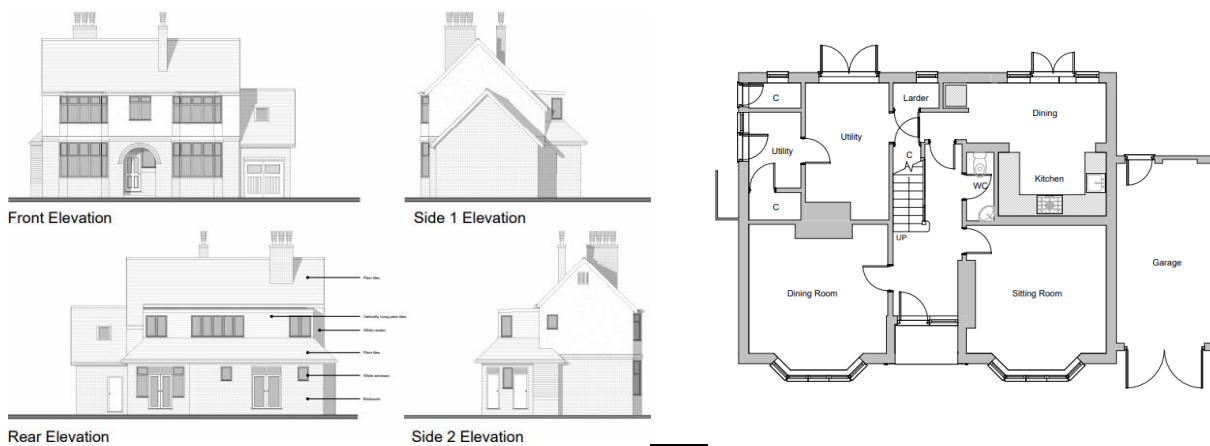
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension. The proposed extension would have a width of 7.1m and a maximum depth of 3m.

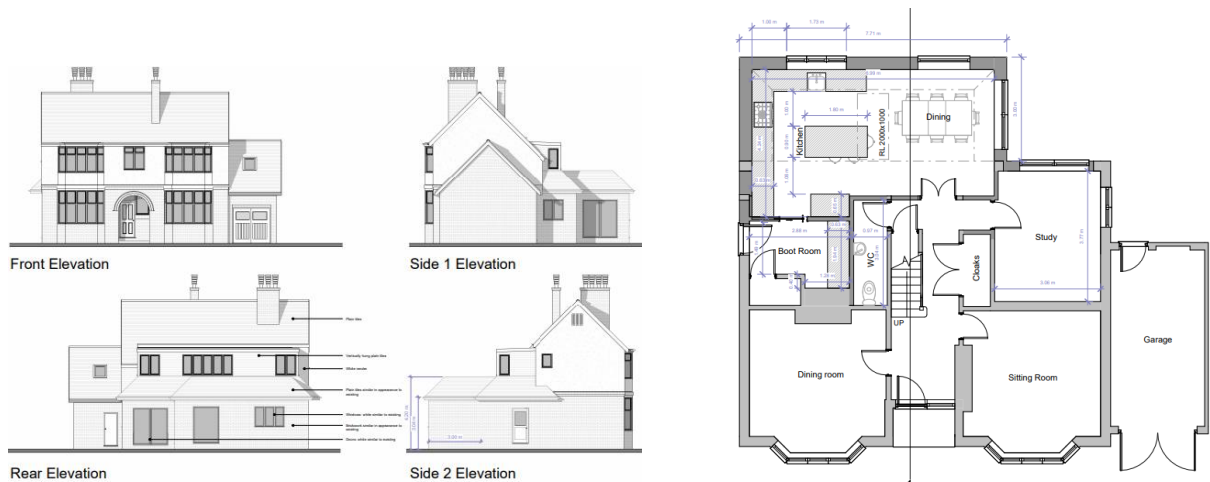
Plans/documents considered:

Drawing No. P.M.000 – Location Plan
Drawing No. P.M-100 – Existing Site Plan and 3D Views
Drawing No. P.M-200 – Existing Floor Plans
Drawing No. P.M-300 – Existing Elevations
Drawing No. P.M-400 – Proposed Site Plan and 3D Views
Drawing No. P.M-500 C – Proposed Floor Plans
Drawing No. P.M-600 C – Proposed Elevations

Existing Plans:



Proposed Plans:



3. CONSULTATIONS

A site notice was displayed at the front of the property on the nearest post column by the original case officer on 13th August 2025 for a period of 21 days.



One letter of objection has been received from the neighbouring property with regards to

- overshadowing
- proximity to boundary
- concerns regarding services trenches and party wall issues
- excessive height
- loss of outlook
- light pollution from rooflight
- kitchen extract fan fumes

Officer note: material considerations will be explored in more depth below.

4. RELEVANT PLANNING HISTORY

PL/07/0385 – Single storey extension and conservatory. WITHDRAWN 06/08/2007

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)
EN12 (Biodiversity and the Green Network)
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.

Officers consider the proposed rear extension is appropriate in terms of size and scale. The proposed extension would extend beyond the existing rear wall of the dwelling by 3m which complies with the 4m guidance within the Design Guide to House Extensions SPD. Furthermore, the proposal does not extend across the full width of the dwelling and is considered subservient to the main house and the plot.

In terms of design and appearance, the proposed rear extension is considered acceptable. The materials used will be similar in appearance to those of the existing dwelling. The roof form of the proposed extension will also match the existing to help aid its integration.

Due to the variation of extensions within the vicinity, along with the position of the proposed 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 Grosvenor Road street scene. Moreover, the surrounding area consists of dwellings which vary in terms of size and style.

Overall, the proposals are not considered to cause harm to the character of the existing dwelling or the wider area and therefore complies with policies H9 and CC7.

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 is single storey in nature and considered appropriate in terms of scale, therefore, it is not considered that the proposal would cause significant detrimental harm to neighbouring amenity.

The neighbour most likely to be affected by the proposal is 56a Grosvenor Road, however, there is a sufficient gap between the proposed extension and common boundary with this neighbour, furthermore, the application dwelling is set further back than 56a Grosvenor Road which reduces the harm in terms of its depth. The proposed extension has a modest eaves height of 3.04m and hipped roof form which slopes away from this neighbour. The proposed extension would not breach like 60-degree line of light taken from the closest habitable window of this property, and therefore, there are no identified risks in relation to overbearing effects or significant loss of light/over shadowing. Although the proposed extension includes a new rooflight, its size and position mean it is not considered to cause significant harm which would justify refusal.

It is worth noting that detached dwellings can achieve single storey rear extensions with up to 4m in depth, including those with rooflights, without requiring planning permission (providing they meet the relevant criteria of the general permitted development order). The internal alterations/layout also do not require planning permission.

With regards to the neighbouring site at no. 62 Grosvenor Road, there is a significant distance between the proposed extension and this neighbouring dwelling. Although there would be a new window facing towards this dwelling, due to the distance, combined with the single storey nature of the proposed extension, there are no harmful amenity impacts envisaged for the occupiers of this property.

Overall, it is not considered that the proposal would result in any significant amenity concerns with regards to overbearing effects, loss of sunlight/daylight, overlooking or loss of privacy.

Other matters

The proposals do not affect the main roof of the dwelling so it is unlikely that bats will be affected by the proposals.

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

No substantial trees fall within 15m of the proposed development.

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