

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/1429 Householder planning permission

Address: 264 KIDMORE ROAD, CAVERSHAM, READING, RG4 7NE

Proposal: Replacement Detached Garage

Applicant: Mr & Mrs William Rose

Received date: 06/10/2025

Target Decision date: 01/12/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a two-storey detached dwelling located on the Corner of Kidmore Road and Hunters Chase. There is hard and soft landscaping at the front of the property and a garden at the rear. Adjacent to the main dwelling there is a detached garage and store. The surrounding area is predominantly residential, consisting of dwellinghouses varying in terms of scale and design. The building is not listed, nor is it located in a conservation area.

Site visit date: 14/10/2025

Site visit photos:



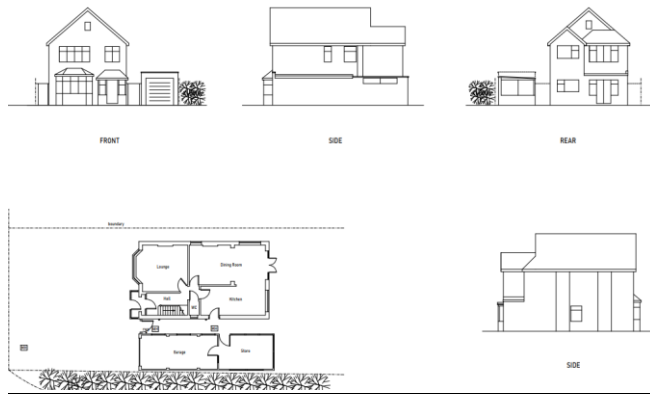
Google earth image:



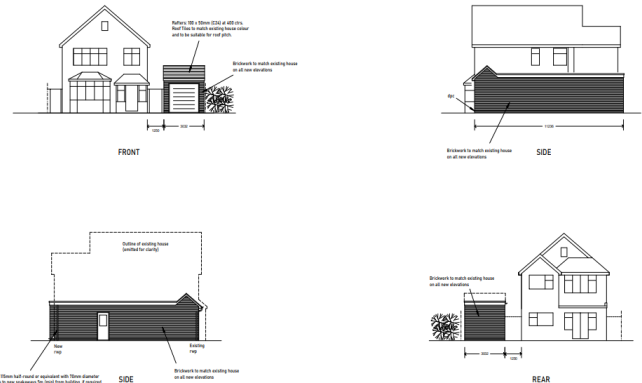
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey, flat roof, detached garage to replace the existing garage and store. The proposed garage will have a width of 3.032m and a depth of 11.236m. The brickwork and roof tiles will match the existing house.

Existing plans



Proposed plans



Plans/documents considered:

Drawing No. ROSE-0925-01 –Proposed Garage Floor Plan received 6 October 2025
 Drawing No. ROSE-0925-02 –Proposed Elevations received 6 October 2025
 Drawing No. ROSE-0925-03 –Proposed Section A-A received 6 October 2025
 Drawing No. ROSE-0925-04 –Existing Floor Plan and Elevations received 6 October 2025
 Drawing No. ROSE-0925-05 –Sewer Diversion received 6 October 2025
 Drawing No. ROSE-0925-06 –Block and Location Plan received 6 October 2025
 Drawing No. ROSE-0925-07 –Proposed Section B-B received 6 October 2025
 Bat Survey Report received 6 October 2025

3. RELEVANT PLANNING HISTORY

Pre-application advice was sought prior to the formal planning application being submitted.

4. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 14th October 2025 for a period of 21 days. No letters of representation have been received at the time of writing this report.

Ecology

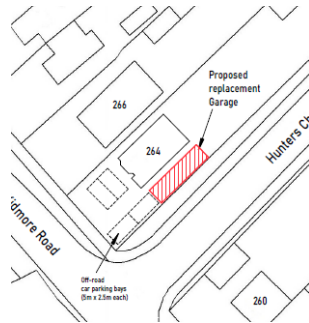
The application site comprises a detached garage located in a residential area of Caversham, Reading. It is proposed to replace the garage.

A bat survey report (NKM Associates, September 2025) has been submitted. However, the report appears to be a draft version as the date of the final check is highlighted presumably for later amendment. The final version should, therefore, be requested.

Nevertheless, the report concludes that the works are unlikely to affect roosting bats. As such, there would be no ecological objections to the application.

RBC Transport

The internal dimension of the width of the garage does not comply with the Council's current adopted standards, however as additional on-site parking on the front drive is being provided as illustrated below there are no Transport objections to this application. There are no changes proposed to the existing vehicle access serving the property.



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 link network)
EN14 (Tress, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR5 (Car and Cycle Parking)

SPD

Design Guide to House Extensions SPD (2021)
Revised Parking Standards and Design SPD (2011)

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.

The overall size of the proposed garage is considered acceptable and subservient to the plot. As the proposed development replaces an existing garage of similar scale and size, the proposal is not considered out of character, furthermore, there are a variety of outbuildings and detached garages within the vicinity. The pitched roof design of the proposed garage is considered to be an improvement in appearance when compared to the existing flat roof garage. The proposed materials are considered suitable and would match the main dwelling. A large forecourt would sit between proposed garage and road at the front of the site, Kidmore Road. From the Hunters Chase roadside, a large majority of the garage would be screened by the existing boundary fence and hedgerow along this side of the site. It is considered that the proposal would not detract from the character of the existing dwelling, and would not be harmful to neighbouring dwellings or the wider area.

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 development is single storey in nature and set well away from all neighbouring properties, therefore, there are no identified risks in relation to overbearing effects, visual dominance or loss of light. There are also no identified risks of the proposed extension causing any overlooking or privacy issues. As the proposed garage replaces an existing garage the impact would not be significantly different to that of the existing arrangement, and the amount of remaining useable amenity space for the occupants of the application property to enjoy would remain the same.

Other matters

It is not considered that the proposal would result in a loss of biodiversity within the application site. A fairly large area of hardstanding separates the proposed development from the trees and bushes in the rear garden. The hedgerow along the site's side boundary (closest to the development) lies outside the application site and is positioned behind an existing boundary wall.

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 Limits

Approved Plans

Materials

Vehicle Parking (as specified)