

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/25/1442

Address: 252 HEMDEAN ROAD, CAVERSHAM, READING, RG4 7QT

Proposals: Proposed 4m ground floor rear & 1.2m part side extension

Case Officer: Mishga Marshall

Applicant: PIRIE

Date received (valid from): 08/10/2025

Target Decision date: 03/12/2025

1. SITE DESCRIPTION

The proposal site is a two storey detached dwelling on the western side of Hemdean Road, in a residential area. It is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential, consisting of detached and semi-detached dwellings. The Caversham Cemetery is to the west (rear side of the property). The property has an existing conservatory.

Site visit date: 27/11/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey side and rear extension, with a pitched roof; and internal alternations following demolition of existing conservatory. The proposed extension would have an eaves height of approx. ~2.6m, at its highest point approx. ~3.7m; with a depth of approx. 4m. The proposed extension include one side facing windows. The proposal also includes the removal of a existing 'kitchen' ground floor side window on the existing northern side elevation wall.

No works have been undertaken or started in relation to the proposed extension development.

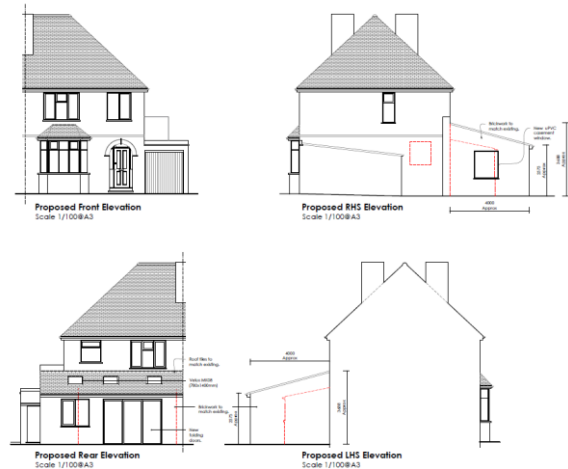
Plans submitted received 1st December 2025

- P.01 REV A Proposed Elevations 29.09.2025
- P.02 REV A Proposed Floor Plans 29.09.2025
- P.03 REV A Proposed Section 29.09.2025
- P.04 REV A Proposed Ground Floor Plan 29.09.2025
- 100047474 Block Plan 07.10.2025
- PP-14391297v1 Location Plan 08.10.2025
- E.01 REV A Existing Elevations
- E.02 REV A Existing Floor Plans
- E.3 REV A Existing Section

Existing Elevations:



Proposed Elevations:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

A site notice was displayed 27.10.2025.

No letters of representation have been received.

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 2024

National Planning Practice Guidance 2014 (onwards)

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenities)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPG 2021

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 proposed extension, due to its single storey nature, would be a subservient addition to the host property. The materials would match the existing to assist in integrating the extension with the host dwelling. The additional side elevation window is considered to be an appropriate match to the current fenestration of the dwelling, thus respecting the character of the host site. The extension would project beyond the width of the existing house. However, this is not considered to result in a cramped appearance. Similarly, given its side projection, it would be visible from the street scene. However, it would be well set back from the main front elevation and whilst glimpsed, is not considered to result in any material harm. It is noted that the neighbouring property No. 254 Hemdean Road also has a similar extension with side projection and as such it would not be out of keeping. As such, the development is considered visually acceptable, in compliance 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.

In respect of No. 254 Hemdean Road, to the north, given the distance to the side boundary, whilst visible, no material overbearing effects are considered to arise. The proposed additional side elevation wall window would have the same outlook as that of the existing side facing window which is to be removed. In addition, No. 254 has the benefit of existing extension in a similar position that would itself minimise the impact. As such, no undue loss of neighbouring amenity is considered to occur for No. 254.

In respect of No.250 Hemdean Road the adjoining semi to the south, this property also has the benefit of a rear extension close to the common boundary. The proposed extension would comply with the depth guidance within the SPD. Whilst clearly visible, no significant overbearing effects are considered to arise. Similarly, given the position of the window on the north side of the dwelling, there would be no loss of privacy. As such, no undue loss of neighbouring amenity is considered to occur for No. 250.

Given the above, it is not considered the development would result in harm to other neighbouring amenities, through overbearing effects, loss of light or privacy. As such, the development is considered acceptable and in compliance with Policies CC8, H9, and H10.

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

Recommended Conditions:
Time Limit

Materials
Approved Plans