

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/1456

Address: 43 RICHMOND ROAD, CAVERSHAM, READING, RG4 7PR

Proposals: Demolition of existing rear conservatory. Erection of new single storey extension partially using previous conservatory footprint.

Case Officer: Mishga Marshall

Applicant: Mr A Goodings

Date received (valid from): 13/10/2025

Target Decision date: 08/12/2025

1. SITE DESCRIPTION

The proposal site is a two storey detached chalet style bungalow with accommodation in roof space located on the northern side of Richmond 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, with a mixture of detached and semi-detached dwellings.

Site visit date: 01/12/2025

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the construction of a single storey rear extension following demolition of exiting conservatory. It would at its highest measure ~3.3m, ~2.5m at its eaves, and would have a crowned roof with 2 roof lights. It would have a width of ~7.3m and a depth of ~4.9m. As well as required internal alterations and the conversion of the existing rear access door into a window.

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

Plans submitted received 10th October 2025:

PL-001 Existing Plans & Elevations OCT 2025

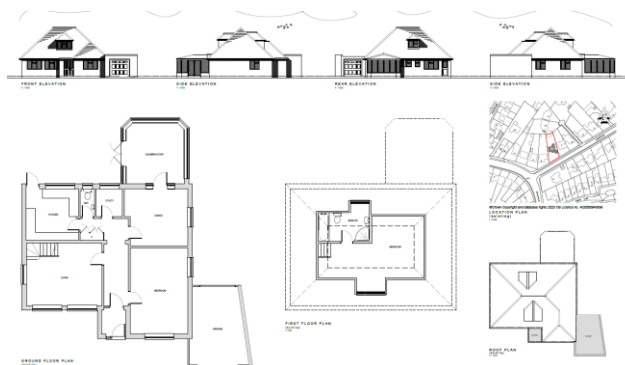
PL-010 - DESIGN & ACCESS STATEMENT

Flood Mapping Data

Plans submitted received 1st December 2025:

PL-002.A REV A Proposed Plans & Elevations 29.11.2025

Existing Elevations:



Proposed Elevations:



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

Site notice displayed on 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)

CC1: (Presumption in Favour of Sustainable Development)

CC2: (Sustainable Design and Construction)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

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 would utilise the footprint of the existing conservatory to be demolished.

The proposal originally included a flat roof; however, following discussion with the case officer it was agreed that a crowned roof design would be more appropriate. The revised roof form improves the visual relationship with the main dwelling and reduces the perceived massing when viewed from neighbouring plots.

The extension measures 4.7m in depth, which exceeds the 4m guideline within the Council's SPD. However, the application site is situated within a large curtilage, and the extension is set away from both side boundaries. The additional depth over and above the existing conservatory does not result in a disproportionate addition or adverse visual impact and the extension would not result in a cramped appearance. The proposal would be of masonry construction with a light colour

cladding finish, new windows and doors within the extension would match the existing dwelling, which is considered to be appropriate.

The proposed fenestration, comprising of a side-facing doors, 2 rear windows and 2 rooflights, is considered suitable for a modern rear extension and would provide an appropriate level of natural light into the extended space while preserving the overall appearance of the dwelling. As the extension would be located to the rear of the property and not visible from the public highway, it would have no adverse impact on the character or appearance of the street scene. Furthermore, the scale and form of the proposal would remain in keeping with the established pattern of development in the area, respecting the character of neighbouring properties.

As such, the development is considered acceptable, in compliance with Policy 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 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 neighbouring properties potentially most affected by the proposals are No's 45 and 41 Richmond Road, located to the south west and east of the site respectively.

Due to its position and distance to No.45 Richmond Road, there would be no loss of amenity. In respect to of No.41 Richmond Road, this property has the benefit of a rear extension close to the common boundary. The proposed extension would project past this but not significantly and the roof would be hipped away to minimise the impact. The extension would be deeper than the existing conservatory but would not breach a 45 degree line to any habitable room window. Given the above, combined with the distance to the side boundary of approx. ~2m, it is not considered to be so significantly deeper than the existing conservatory to result in material harm in the context. No material loss of amenity is considered to arise in terms of loss of light, overshadowing, or overbearing impact.

No side-facing windows are proposed, and the side-facing doors and rear-facing windows would not introduce any significant overlooking beyond what already exists.

Owing to the flat roof nature of the rear extension proposed, it is considered necessary to include a condition stipulating that the flat roof area shall not be used as a roof terrace, and any access out onto this area shall be for maintenance/means of escape purposes only. This is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

Therefore, the development is considered to have an acceptable impact on the amenity of all adjoining neighbours and on the occupiers of the application dwelling, complying with Policies CC8 and H9.

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
No use of flat roof