

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/1583

Address: 33 WRENFIELD DRIVE, CAVERSHAM, READING, RG4 7QE

Proposals: Construction of a two-storey side and rear extension and conversion of existing ground floor rear extension extension from flat to pitched roof. Conversion of garage into habitable space

Case Officer: Mishga Marshall

Applicant: Mr & Mrs Tythe

Date received (valid from): 05/11/2025

Target Decision date: 31/12/2025

1. SITE DESCRIPTION

The application site is a two storey semi-detached dwelling on Wrenfield Drive in Caversham. The property is set back from the road by way of a front garden and paved driveway. The property has a single garage attached at the side of the dwelling. At the rear, there is an existing single storey extension which measures 3.57m in depth. Wrenfield Drive is a residential road comprised of detached and semi-detached dwellings in similar character. The property is not listed nor in a conservation area.

Site visit date: 09/12/2025

2. PROPOSAL AND SUPPORTING INFORMATION

This is a resubmission following the expiry of the previous planning permission granted under ref. PL/22/1600 on 27.01.2023.

Planning permission is sought for replacement of the existing garage with a two storey side extension measuring 2.3m in width, set back 0.2m from the front elevation. The proposed side extension will have a hipped roof set down from the top ridge of the main dwelling. Two new windows are proposed at the front elevation of the extension. The side extension dips in where the existing garage ends to a width of 2m. The two storey extension wraps around the back of the property to create an additional bedroom at the rear. The extension at the rear measures 4.57m in width x 3.57m in depth to align with the existing single storey extension. New windows are proposed at the rear elevation including a full length window on the first floor. The side/rear extension will have a pitched roof to match which is to be set down from the proposed side extension roof. New rooflights are proposed at side elevations.

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

Plans considered received 5th November 2025:

2223-P100 REV A Ground and First Floor Plans As Existing and Proposed dated June 2022

2223-P101 REV A Parking Plans As Existing and Proposed dated June 2022

2223-P102 Site Plan As Existing dated June 2022

2223-P103 Block Plan As Existing and Proposed dated June 2022

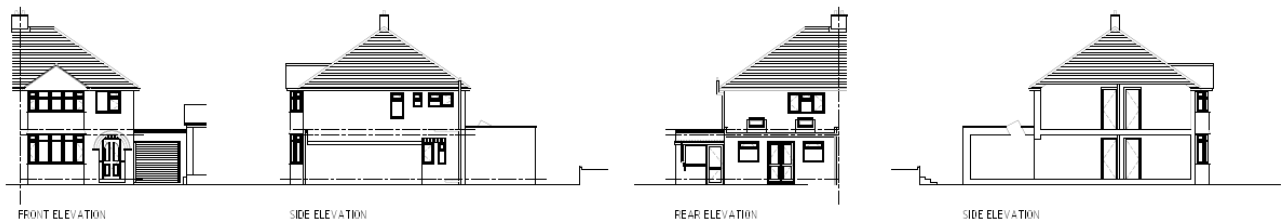
2223-P200 REV A External Elevations As Existing and Proposed dated June 2022

Plans submitted:

Existing and Proposed Elevations Plan:

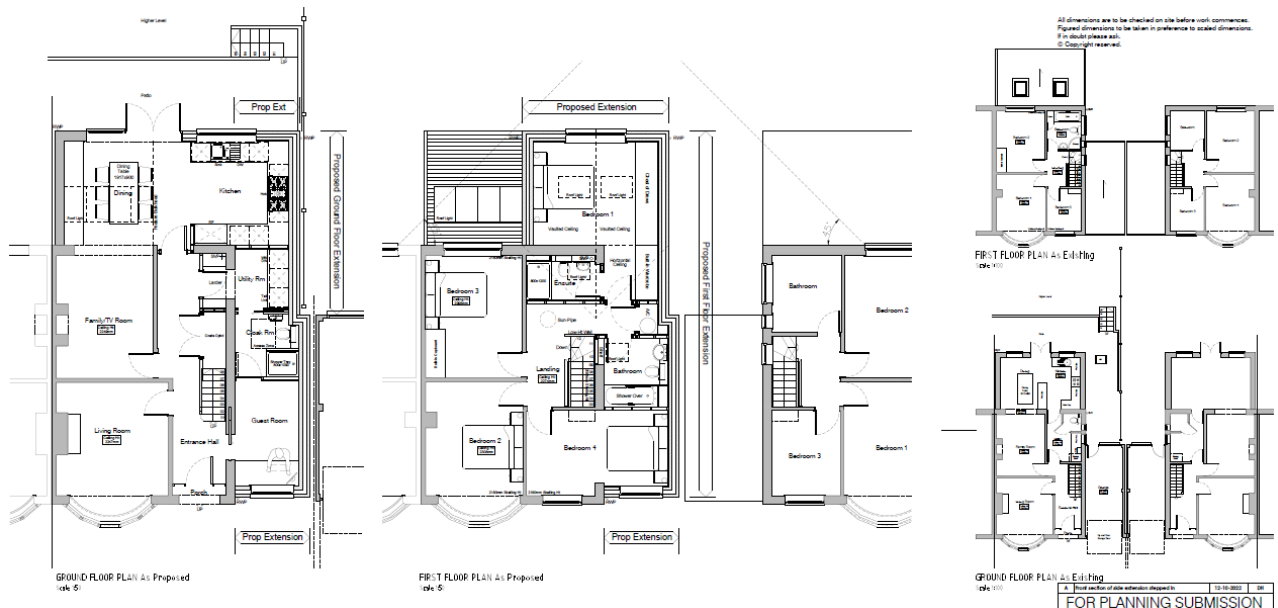


EXTERNAL ELEVATIONS - As Proposed
scale 1:50



EXTERNAL ELEVATIONS - As Existing
scale 1:50

Existing and Proposed Floor Plan:



3. RELEVANT PLANNING HISTORY

PL/06/1260 - Single storey rear extension - Approved

PL/11/1406 - Two storey side extension - Approved

PL/22/0911 - Garage Conversion, two storey side extension and first floor rear extension Inc. Velux Style Roof lights. Existing ground floor rear projection flat roof and roof lights to be modified to create a pitched roof with skylights. - Withdrawn

PL/22/1600 - Proposed garage conversion, two-storey side extension Including Velux style roof lights. Existing ground floor rear projection flat roof and roof lights to be modified to create a pitched roof with skylights. - Approved, not implemented.

4. CONSULTATIONS

Site notice displayed on 20/11/2025

No letters of public representation have been received.

RBC Transport: The proposed works will result in the loss of the garage to provide ancillary accommodation and therefore the loss of parking. Submitted Parking Plan (see below) illustrates 2 off road parking spaces on the front drive which is in accordance with the Councils current standards. To facilitate the proposed layout will require some landscaping of the front garden. Water run-off from private property onto the public highway is not permitted. An appropriate method of drainage needs to be provided within the property curtilage including the use of suitable permeable surfacing materials. No change to the existing vehicle access is proposed. In principle no Transport object, condition and informatives recommended.

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 Amenity)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

TR3 (Access, Traffic and Highway-Related Matters)

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 same proposals were approved under application 22/1600 but the application was not implemented. There have been no material changes on site since the approval. For completeness, appraisal below.

The proposed side extension, although only minimally set back from the principal elevation, is considered to appear subservient to the main dwelling due to the lowered roofline. A number of

other properties on Wrenfield Drive feature similar two-storey side extensions, and therefore the proposal would not be harmful to the character or outlook of the surrounding area. There is adequate spacing between the application property and No. 35 Wrenfield Drive to avoid the development appearing overbearing or intrusive. The land levels also rise in a north-westerly direction, meaning No. 35 sits at a higher ground level than the application site; this further reduces any sense of dominance. Additionally, No. 35 benefits from an existing single-storey wraparound extension, which would also assist in mitigating any perceived overbearing impact.

The proposal is considered acceptable in terms of scale and design and therefore in accordance with policies CC7 and H9 of the Reading Borough Local Plan (2019).

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 35 and 31 Wrenfield Drive located to the north west and south east of the site respectively.

With regard to No.31, given the proposals would be largely site to the north east of the application building, no material harm is considered to arise. The plans show there would be no breach of 45 degree line to nearest habitable room windows which is appropriate. No windows are proposed on the flank elevation and as such there would be no loss of privacy - this will also be conditioned.

With regard to No.33, there would be a deep two storey side extension sited close to the common boundary. No windows are proposed on the flank elevation and as such there would be no loss of privacy - this will also be conditioned. Whilst there are upper floor windows on the flank elevation of No.33 these do not serve habitable rooms. The plans show there would be no breach of 45 degree line to nearest habitable room window which is appropriate. Whilst the extension would be deep, and clearly visible to the occupiers of No.33, it is not considered to be so overbearing to result in significant concern and over and above the previous approval for the same proposal.

Transport

The proposed works will result in the loss of the garage and loss of car parking space. Submitted Parking Plan illustrates 2 off road parking spaces on the front drive which is in accordance with the Councils current standards and acceptable.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to conditions.

8. RECOMMENDATION

APPROVED WITH CONDITIONS

Conditions:

Time Limit
Approved Plans
Matching Materials
No New Openings
Vehicle Parking (As Specified)