

DELEGATED APPLICATION REPORT

Ward: Caversham

App Ref: PL/25/1563 Householder planning permission

Address: 98 CHILTERN ROAD, CAVERSHAM, READING, RG4 5JD

Proposal: Erection of a single storey rear extension and steps leading into the garden

Applicant: Joey O'Halloran

Received date: 31/10/2025

Target Decision date: 26/12/2025

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached residential property with a hipped roof, located on the north-east side of Chiltern Road. The property is set back from the roadside with a front garden, a shared side access, and a detached garage in the rear garden. The application site is not listed, nor is it located within a conservation area. The surrounding area is predominantly residential, comprising semi-detached properties of similar scale and design. Henley Road Allotment Gardens are located beyond the rear of the application site.



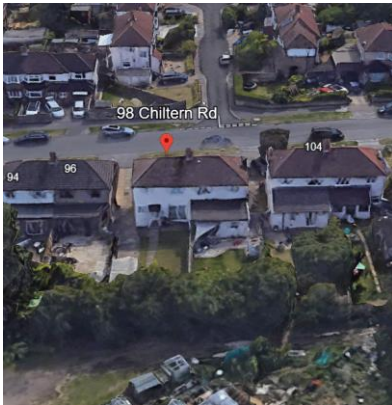
Extract of the location plan

Site visit date: 18/11/2025

Site visit photos:



Google Earth image:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension. The proposed extension would extend across the full width of the dwelling and would have a maximum depth of 4m. One window and sliding doors would be located in the rear elevation of the proposed extension, and two rooflights would be located in its roof slope. The materials proposed will match those of the existing dwelling. Due to the existing ground levels at the site, the proposal also includes 3 steps leading down from the proposed rear extension into the back garden.

Plans considered:

Drawing No CR-R00 EX-101 – Location Plan and Existing Site Plan

Drawing No CR-R00 EX-102 – Existing Floor Plans

Drawing No CR-R00 EX-103 – Existing Elevations

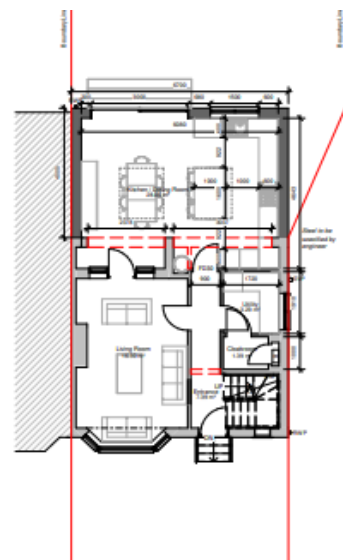
Drawing No CR-R00 PR-101 – Location Plan and Proposed Site Plan

Drawing No CR-R00 PR-102 – Proposed Floor Plans

Drawing No CR-R00 PR-103 – Proposed Elevations

Drawing No CR-R00 PR-104 – Proposed Section

Proposed Plans:



3. CONSULTATIONS

A site notice was displayed at the front of the property, on the closest lamp column, by the case officer on 18th November 2025 for a period of 21 days.



No letters of representation have been received.

4. RELEVANT PLANNING HISTORY

None

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)
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.

The depth of the proposed extension is 4m and therefore complies with the guidance on rear extensions within the Design Guide to House Extensions SPD. The garden is capable of taking an extension of the proposed scale, and the proposed extension is considered subservient to the main dwelling. The materials proposed will match those of the existing dwelling and the extension is considered acceptable in terms of design. The proposal is not considered out of character as there are a variety of rear extensions and within the vicinity, including at the attached neighbouring property. The extension would be contained at the rear of the site, causing minimal harm to the streetscape.

Overall, the proposal is 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.

There is no identified risk of the proposed rear extension appearing overbearing to the adjoining neighbouring property at no.100 Chiltern Road, given that this neighbouring property has an existing rear extension of a similar depth. With regard to no.96 Chiltern Road, this neighbour also benefits from a single storey rear projection. There is sufficient distance between the proposed extension and this neighbouring

property to prevent any harmful impact in terms of visual dominance or overbearing effects. The proposal would not result in any loss of privacy or create overlooking issues due to its single-storey design. In fact, as the neighbouring extension includes a window facing the host property, and the proposed extension does not incorporate any side-facing windows, the development would actually improve privacy. While the neighbour's window may experience a slight reduction in light, this impact is not considered significant enough to justify refusal of the application.

For current and any future occupiers of the host dwelling, the proposed works will facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposals are considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

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

No new side windows