

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/1562 Householder planning permission

Address: 6 KELMSCOTT CLOSE, CAVERSHAM, READING, RG4 7DG

Proposal: Replacement black-framed windows on all elevations, and new top-hung design for existing bathroom window on side (westerly) elevation (retrospective).

Applicant: Mr Will Frank-Gemmill

Received date: 31/10/2025

Target Decision date: 26/12/2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The property is a large two storey detached dwellinghouse located at the end of Kelmscott Close, in Caversham Heights. The property is set down and back from the road and has a frontage with shrubs and off-street parking for a couple of cars. The property has a large south-facing rear garden. The application property and neighbouring properties are constructed of red brick and brown tiled roofs. Kelmscott Close is residential, and the properties are of similar character and appearance, the property is not listed nor within a conservation area.

Site visit and notice installed: 11th November 2025



Front elevation with replacement black window frames



Front elevation and wider streetscene with replacement black window frames

2. PROPOSAL AND SUPPORTING INFORMATION

Replacement black-framed windows on all elevations, and new top-hung design for existing bathroom window on side (westerly) elevation with privacy and safety restrictor (retrospective).

Plans/documents considered:

Drawing no: WFG-1025-01-Existing Floor Plans

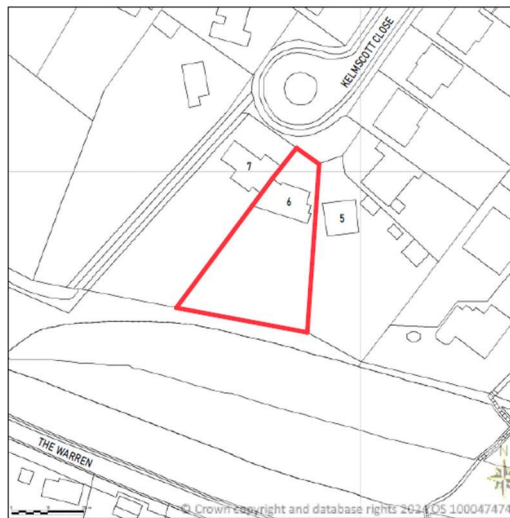
Drawing no: WFG-1025-02-Existing Elevations

Drawing no: WFG-1025-030Proposed Elevations

Drawing no: WFG-1025-04-Window Restrictor

Drawing no: WFG-1025-05-Block and Location Plans

Received by the local Planning Authority on 31st October 2025

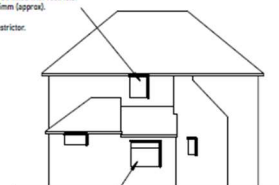


LOCATION PLAN

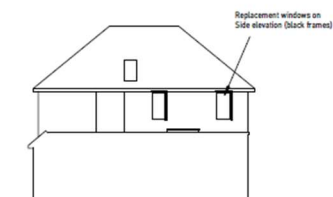


FRONT

New 'top-hung' obscure glazed window to existing Bathroom for natural light and ventilation. Window to be fitted with restrictor to prevent window being opened beyond 75mm (approx). See drawing WFG-1025-04 for details of restrictor.



SIDE



SIDE



REAR

Proposed Elevations (replacement black framed windows) and westerly bathroom window restrictor



- ☒ Tested to DHF TS001:2013
- ☒ Robust Construction
- ☒ Keyless operation
- ☒ All RAL colours available
- ☒ Supplied complete with anti-tamper fixings
- ☒ Suitable for all window types (PVCu, Timber & Aluminium)
- ☒ Available in a wide range of sizes
- ☒ Suitable for top and side hung vents

Codes & description		
Part Number	Restrictor Length	Vent Size
PR-8WR225-L or R PR-8WR225-D	225mm	350mm-600mm
PR-8WR340-L or R PR-8WR340-D	340mm	600mm-800mm
PR-8WR450-L or R PR-8WR450-D	450mm	800mm-1100mm
PR-8WR650-L or R PR-8WR650-D	650mm	1100mm-1400mm

For vents in excess of 1400mm bespoke restrictors are available

Window restrictor details

3. PLANNING HISTORY

PL/25/1317 - Application for a Non-Material Amendment following a grant of planning permission PL/24/0839 to retain the existing tiled, pitched roof at the front of the garage to soften the appearance. Turn the new flat rooflight through 90 degrees so its long dimension is now side-to-side rather than front-to-back – Agreed Oct 2025

PL/25/0499 - Application for a Non-Material Amendment Following a Grant of Planning Permission PL/24/0839 to reduce the amount of unconverted garage space and increase the amount of habitable room for a Kitchen – Agreed May 2025

PL/24/0839 - Partial garage conversion with replacement, raised flat roof over. Additional first floor Ensuite and Bathroom windows on side elevations (obscured glazing) and other ground floor window & door changes to the side and rear elevations - Approved Sept 2024

PL/23/1246 - Removal of existing garage, to be replaced with double storey side extension – Approved Nov 2023

PL/99/2101 – Single storey side extension – Approved July 1999

4. CONSULTATIONS

Internal:

None.

External:

The planning notice was attached to the brick pillar at the front of the property on 11th November and left in place for the statutory 21-day public consultation period.

No letters of representation have been received.

5. 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 because of the development.

6. 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 2023
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)

SPG/SPD

A Design Guide to House Extensions SPG 2021
Parking Standards and Design SPD 2011

7. 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 replacement windows are not considered harmful to the character of the host property or wider street scene. The proposal is considered compliant 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 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 introduction of a window restrictor to the first-floor bathroom window on the westerly elevation is considered acceptable. The design of window with the restrictor will allow the window to be opened for the purposes of air but will restrict the view of the neighbouring property. The window is to be obscure glazed which will furthermore reduce the feeling of being overlooked.

The proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M3
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