

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/1680 Householder planning permission

Address: 79 WOODCOTE WAY, CAVERSHAM, READING, RG4 7HL

Proposal: Single storey rear, side and porch extension with internal alterations.

Applicant: Emily Thorpe

Received date: 24/11/2025

Target Decision date (agreed extension): 30/01/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a semi-detached residential property located on the west side of Woodcote Way in Caversham. The property has a hip-to-gable roof alteration with a rear box dormer, and a single storey extension has been erected at the rear. At the front of the site there is a fairly large area of hardstanding. The road comprises semi-detached dwellings, some of which have also be altered and extended. The surrounding area is predominantly residential. The application site is not listed, nor does it fall within a conservation area.

Google earth image:



Site visit date: 12/12/2025

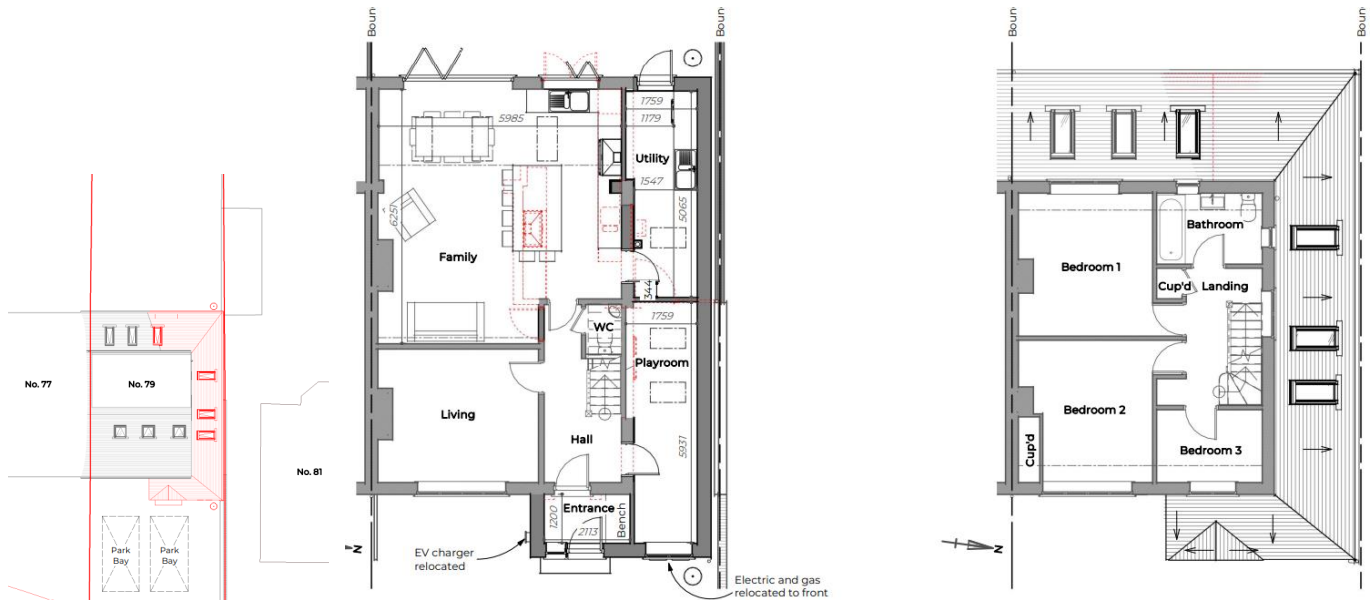
Site visit photos:



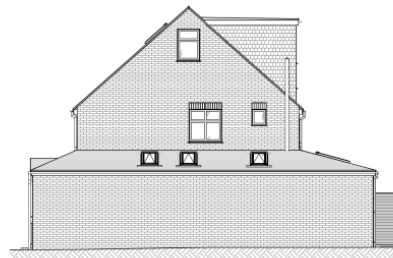
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a wrap around, single storey, front, side and rear extension.

The development introduces a new front porch entrance which would be connected to the single storey side extension that runs the full depth of the house and links to the existing single storey rear extension. A new continuous hipped roof would cover the rear, side and front extensions.



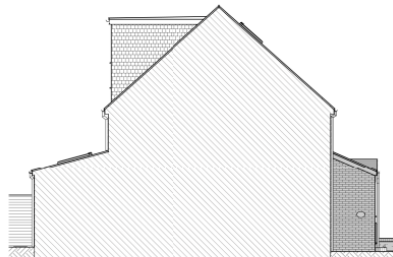
Proposed Elevation - East
General Arrangement | Scale 1 : 100



Proposed Elevation - North
General Arrangement | Scale 1 : 100



Proposed Elevation - West
General Arrangement | Scale 1 : 100



Proposed Elevation - South
General Arrangement | Scale 1 : 100

Plans considered:

Drawing No. 280 rev A – Proposed Elevations received 5/1/2026
Drawing No. 111 – Existing Ground and First Floor Plans received 24/11/2025
Drawing No. 180 – Existing Elevations received 24/11/2025
Drawing No. 211 – Proposed Second Floor and Roof Plans received 24/11/2025
Drawing No. 121 – Existing Second Floor and Roof Plans received 24/11/2025
Drawing No. 001 – Location Plan received 24/11/2025
Drawing No. 051 – Proposed Site Plan received 24/11/2025
Drawing No. 211 – Proposed Ground and First Floor Plans received 24/11/2025

3. RELEVANT PLANNING HISTORY

PL/21/0816 - Certificate of lawfulness for a proposed loft conversion including gabling of existing half-hip, rear dormer, three front rooflights, and extending existing chimney. GRANTED 21/07/2021

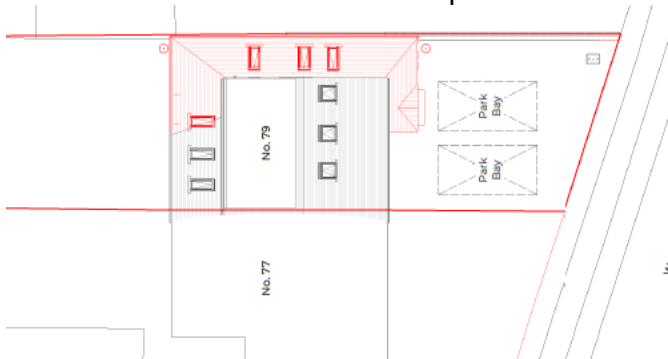
PL/14/1449 - Demolish existing conservatory, replace with single storey rear extension. APPROVED 20/11/2014

4. CONSULTATIONS

A site notice was displayed by the case officer on 2nd December 2025 for a period of 21-days. No letters of representation have been received.

RBC Transport

Parking is being provided in accordance with the Councils current Parking Standards and Design SPD as illustrated in the submitted site plan below.



The site is served via an existing shared vehicle crossing serving an area of hard standing, no changes are proposed.

There are no Transport objections to this application.

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)
TR (Car and Cycle Parking and Electric Vehicle Charging)

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.

In term of scale and design, the proposal is considered acceptable. The proposed extension as a whole is single storey in nature, subservient to the host dwelling, and would not dominate or disrupt the original form of the house. The surrounding area is made up of a number of semi-detached dwellings, many of which have side and/or rear extensions, and/or porch additions. Therefore, the proposal is not considered

out of character for its location. The application dwelling is set back from the road, and the harm to the street scene is considered minimal due to the scale of the proposals and the variation of the existing development within the street. The proposed extension will be brick built to match the existing dwelling and help aid its integration. The roof tiles and the proposed ground floor doors and windows will also match those of the existing. The materials proposed are therefore deemed acceptable as are the size, scale, and placement of the proposed windows and doors. The front porch extension element would extend 1.5m from the front elevation of the dwelling which is considered to be fairly minor. At the rear of the site, the proposed extension extends approximately 2.5m from the original rear wall of the dwelling and therefore complies with the guidance within the design guide to house extensions SPD.

On balance, it is considered that the proposed development will not adversely affect the character and appearance of the host dwelling or the surrounding area and the proposed development is in accordance with Policies H9 and CC7 and the advice contained within the NPPF.

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.

Although the proposed extension would sit close to the shared boundary with number 81 Woodcote Way, the neighbouring dwelling is set away from boundary. In addition, the neighbouring property sits on higher ground. Given this separation and the single storey nature of the proposed extension, combined with the proposed roof form (sloping away from this neighbour) and the difference in ground level, the proposed extension is not considered to cause a significant detrimental impact to number 81 in terms of overbearing effects. The window in the neighbour's side elevation is already constrained by the presence of the main dwelling with respect to outlook and daylight/sunlight. Therefore, although the proposed extension would bring the built form closer, the resulting impact is not considered significantly different.

A similar arrangement (in terms of the built form close to the shared boundary) was noted elsewhere along the road during the site visit (image below).



With regard to the attached neighbouring property at number 77 Woodcote Way, the development adjacent to the boundary with this neighbour would remain the same, and therefore, there are no identified risks of any addition harm envisaged for the neighbouring occupiers at number 77.

For current and any future occupiers of the host building, 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, the proposals are considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

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:

TL1 – Time limit

M3 – Materials

AP1 – Approved plans

DC1 – Vehicle Parking (as specified)