

DELEGATED APPLICATION REPORT

App Ref: PL/25/1346 Householder planning permission

Address: 18 RICHMOND ROAD, CAVERSHAM, READING, RG4 7PP

Proposal: Single storey extension and loft extension to rear, provision of velux windows to front, roof extension associated with the creation of first floor accommodation and creation of new gable end to front, together with demolition of existing outbuilding

Applicant: Mr Joe Deasy

Received date: 23/09/2025

Target Decision date: 28 January 2026 (EoT)

Case Officer: Steve Vigar

1. SITE DESCRIPTION

Detached bungalow within a low-density suburban location fronting the street. A pair of detached two-storey houses have recently been constructed on the adjacent plot - 16 Richmond Road.





2. PROPOSAL AND SUPPORTING INFORMATION

Full planning permission is sought for remodelling of existing rear extensions and further ground floor extensions to the rear. Roof extensions are proposed to form two hip-to-gable extensions to either side of the existing roof and a large flat room dormer style extension to the rear incorporating a full-width balcony. The existing outbuilding immediately to the rear is proposed to be demolished.

3. CONSULTATIONS

The following were consulted:

- Ecology Consultations

A site notice was displayed outside the site. No representations were received.

4. 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 (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN12 Biodiversity and The Green Network

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

TR3 Access, Traffic and Highway-Related Matters

TR5 Car and Cycle Parking and Electric Vehicle Charging

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Revised Parking Standards and Design SPD (2011)

5. APPRAISAL**Character and Appearance**

The proposals are similar to those approved in 2021 under reference 211565. Whilst this permission has lapsed, it was permitted under the same policy context and the main change on site is the new houses to the north east. The scale and basic form of the extensions are considered to be acceptable on the basis of the previous approval. The slight increase in massing of the hip-to-gable extension compared with the previous half-hip extension is not considered harmful to the streetscene and the simpler form would arguably appear less contrived and more in keeping with the local character in the street.

The proposed rear dormer would appear significantly larger than that approved previously. However, the previously permitted roof form was nevertheless very large and it is considered that the dormer now proposed would result in a more unified, less contrived, roof form.

The rear extensions would not be readily visible from the street and the overall enlargement to the rear would be acceptable.

In accordance with Policies H9 and CC7.

Effect on Neighbouring Amenity

The southern end of the rear extension already exists adjacent to No.20 and the proposed remodelling of the roof is not considered harmful to the amenity of that neighbouring property in terms of overbearing effects, loss of daylight or loss of outlook.

The extension to the northern end would be adjacent to the new house at land formerly occupied by No.16 (now numbered 16a). The flank of the adjacent house would partially screen the extension and this, together with the single storey design would ensure that the proposal is not harmful to the amenity of that neighbouring property in terms of overbearing effects, loss of daylight or loss of outlook.

The large dormer roof extension would occupy the majority of the rear roofslope and extend rearwards onto the rear flat roofed single storey element. The dormer would be set back relative to the rear elevations of both neighbouring houses and would not result in harmful overbearing effects or loss of daylight. The balcony would be in the same plane as that previously approved but would extend closer to both side boundaries. This would result in some additional views down the garden to the rear and also across neighbouring land, this would also result in some perception of overlooking. However, the position of the dormer and balcony, set back relative to the rear of No's 16a and 20 Richmond Road and although views would be possible, it is not

considered that views from this recessed position would be harmful to neighbouring amenity in terms of actual or perceived overlooking. The form of the balcony – long and narrow – would make it unsuitable for large gatherings and as such is unlikely to be a source of harmful disturbance to neighbours.

In accordance with Policies H9 and CC8.

Ecology

The submitted bat survey found no evidence of bats and no further surveys are recommended. The proposals are considered acceptable in terms of protected species. In accordance with Policy EN12.

6. CONCLUSION

The proposed extensions, although large, would not significantly harm the character of the street or wider area. The proposals would not harm neighbouring amenity and would have acceptable environmental effects.

7. RECOMMENDATION

GRANT Full Planning Permission.

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: To prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

DEASY-0325-05 Rev A Roof Plans, received 15 December 2025

DEASY-0325-04 Block & Location plans, received 23 September 2025

DEASY-0325-03 Proposed Elevations, received 23 September 2025

17669-101 Rev. P3 Ground Floor Structural Arrangement, dated 28 February 2025, received 23 September 2025

17669-102 Rev. P3 Loft Floor Structural Arrangement, dated 28 February 2025, received 23 September 2025

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and application form unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and H9 of the Reading Borough Local Plan 2019.

4. The roof areas of the extensions hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on Building.Control@reading.gov.uk for advice.
3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
4. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
www.communities.gov.uk/publications/planningandbuilding/partywall
5. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the agreed timescale.

