

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/1783 Removal/variation of conditions

Address: KALEWA, THE WARREN, CAVERSHAM, READING, RG4 7TQ

Proposal: Raising the floors and roof height to an existing two-storey part of the existing house, including extension to the roof, raising and extending the existing associated rear balcony, removal of rear external stairs, 2 new rooflights and 9 additional solar panels without complying with condition 2 (materials) and condition 3 (approved plans) of planning permission PL/25/0340 (amended).

Applicant: Mr Steve Noades and Ms Nikki Corderoy

Received date: 10/12/2025

Target Decision date (agreed extension): 06/02/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a detached dwelling located on the south side of The Warren, and on the north bank of the River Thames. There is an attached garage and hardstanding to the front of the property. There is a long garden at the rear leading down to the River Thames frontage. The overall character of The Warren comprises individual large, detached houses in a range of different designs and massing comprising 2 or 3 storeys. The site is located within The Thames Valley Major Landscape Feature (policy EN13) and in a Green Link (policy EN12) as an area of identified biodiversity interest. The site is also within Flood Zone 3 as designated by the Environment Agency. The Warren is also on a cycle route.



Site visit date: 14/01/2026

Site visit photo:





Letters of representation have been received as follows: **None**

Discussions with applicant/agent

The S73 application was initially submitted to vary condition 3 (approved plans). However, because condition 2 of the original permission requires the materials to match those of the existing house, it is also necessary to vary condition 2 so that it instead refers to the materials specified on the approved plans. The agent agreed in an email dated 20/01/2025 to include the variation of both Conditions 2 and 3 within 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.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1 (Presumption in Favour of Sustainable Development)
CC2 (Sustainable Design and Construction)
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)

SPD

Design Guide to House Extensions SPD 2021

5. APPRAISAL

An application submitted under s73 allows the Local Planning Authority to only consider the proposed amendments. All other matters remain as approved under planning permission PL/25/0340. If permission to amend the plans is granted, this has the effect of granting a new planning permission for the development.

The proposed changes to the permitted scheme would not result in significant changes and would not increase the footprint of the previously approved development. The changes, as mentioned earlier within the report, are considered fairly minor and would not harm the character and appearance of the main house, the site, the neighbouring houses or the wider area. Furthermore, the application dwelling is set down from the roadside and the houses within the vicinity vary in terms of scale and design.

Although the proposal to change the external finish of the dwelling to render would alter its appearance, it is not considered to negatively affect the host property or cause harm to neighbouring dwellings. A number of properties in the surrounding area, including the adjacent dwelling, are already finished in render, so this material is not unusual within the locality. The proposed render colour will be similar to that of the neighbouring property, ensuring the works remain in keeping with the street scene. In addition, the dwelling benefits from a large rear garden and maintains a substantial separation distance from the riverside, meaning the proposal is not considered to result in any harm when viewed from that direction.

Due to the minor nature of the changes, it is considered that the proposed changes would not have a detrimental impact on the living conditions of neighbouring occupants.

In line with NPPG, this proposal has been considered to be 'minor material amendments', as both individually and collectively they are considered to result in a development which is not substantially different from the one which was originally approved.

6. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies.

7. RECOMMENDATION

It is recommended that permission be granted for the Section 73 to vary condition 3 (approved plans) and condition 2 (materials) of planning permission PL/25/0340.