

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/1806 Householder planning permission

Address: 198 KIDMORE ROAD, CAVERSHAM, READING, RG4 7ND

Proposal: Single storey rear extension and new pitched roof to existing single storey rear protrusion.

Applicant: Pommer & Sudall

Received date: 16/12/2025

Target Decision date: 10/02/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached dwellinghouse, with an existing small single-storey rear extension. The adjoining property No. 200 Kidmore Road has an existing part two-storey, part single-storey rear extension. The surrounding area is predominantly residential.



Figures 1 & 2: Views from the front and rear of 198 Kidmore Road, taken 12/01/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks permission for a single-storey rear extension and a new pitched roof to the existing single-storey rear projection. The patio would be extended accordingly to provide additional hardstanding within the rear garden. The proposed single-storey rear extension would project approximately 4m from the rear elevation of the main house and measure around 3.5m in width. It is intended to be used as a dining area. The roof of the new single-storey rear extension would be pitched, measuring approximately 2.5 m to the eaves and 3.6 m in overall height. The flat roof of the existing rear extension would also be redesigned to a pitched roof, continuing from the roof of the proposed single-storey rear extension. Two doors would be installed on the side and rear elevations of the new extension, and two rooflights are proposed as part of the scheme.

With regard to internal alterations, the existing kitchen would be converted into a utility room, while the current dining area would be converted into the kitchen.

The proposal also includes the installation of two high-level side windows to the main dwellinghouse, one of which would replace an existing double window.

According to the application form, the proposed external walls would be finished in red facing brickwork. The proposed windows would be white uPVC frames with double-glazed units, and the proposed doors would also be white uPVC. The roof would be finished with concrete interlocking tiles. Overall, the proposed materials would be similar to those of the existing dwelling.

Plans considered:

- Drawing No. 251011.01-A1 – Mixed/combined plans dated 11/11/2025, received 16/12/2025
- Drawing No. 251011.02-A2 – Block plan dated 11/11/2025, received 16/12/2025
- Location plan dated and received 16/12/2025.

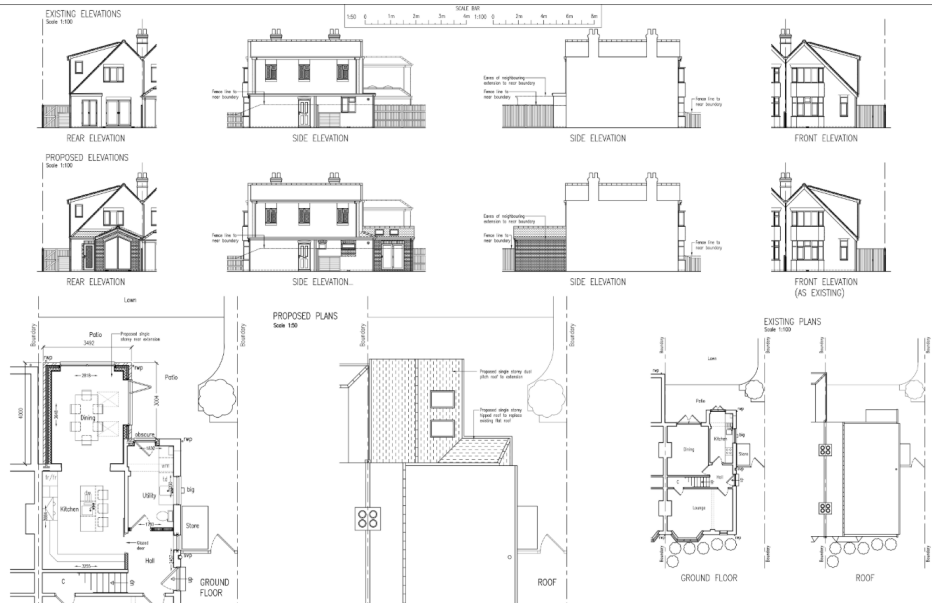


Fig 3: Existing and proposed plans and elevations

3. PLANNING HISTORY

PL/25/1625 - Rear extension measuring 4.0m in depth, with a maximum height of 3.6m, and 2.75m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Withdrawn 15/12/2025.

4. CONSULTATIONS

A site notice was displayed near the application site. The 21-day consultation period was from 12 January 2026 to 2 February 2026. No letters of representation have been received.



Fig 4: Site notice photo

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 (NPPF)

National Planning Policy Guidance 2014 onwards

Reading Borough Council 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 Supplementary Planning Document (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. A submission draft of the Local Plan was submitted on 9th May 2025 and is currently at Examination with hearings scheduled for the first two weeks in February 2026.

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 proposed single-storey rear extension is considered acceptable, given its modest scale and the use of materials that would match those of the existing dwelling. The proposed depth of approximately 4 m aligns with the recommended depth set out in the Design Guide to House Extensions 2021 and matches the depth and eaves height of the existing rear extensions at 200 Kidmore Road. In addition, the extension would not be visible from the public realm.

As such, the proposal is considered to respect the character of the host dwelling and neighbouring properties and would not result in any harmful impact on the streetscene. The development is, therefore, 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.

There are no identified risks in terms of loss of light or overbearing impact to neighbouring properties, given the single-storey nature of the proposal, its projection matching the depth of 200 Kidmore Road, and the adequate separation from No. 196. Although the proposal includes the installation of side windows and a door on the southeast elevation at ground-floor level, this is not considered to raise any privacy concerns, as there is a reasonable separation distance to No. 196 Kidmore Road and the openings would face directly onto the shared boundary fence. Sufficient private outdoor amenity space would be retained following the development.

Therefore, the proposal is considered to comply with Policies H9, CC8 and H10 of the Reading Borough Local Plan 2019.

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

Approve with conditions

Time Limit

Approved Plans

Materials (To Match)