

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/25/1801 Householder planning permission

Address: 53 WOODCOTE WAY, CAVERSHAM, READING, RG4 7HL

Proposal: Construction of a single storey wrap-around side and rear extension with a pitched roof, connected to the new pitched roof of the existing attached side garage, including the rebuilding of the existing garage side wall

Applicant: Mr & Mrs T MASLEN

Received date: 15/12/2025

Target Decision date (agreed extension): 13/02/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application property is a two-storey semi-detached dwelling with a hipped roof. A single storey garage adjoins the side elevation. 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:



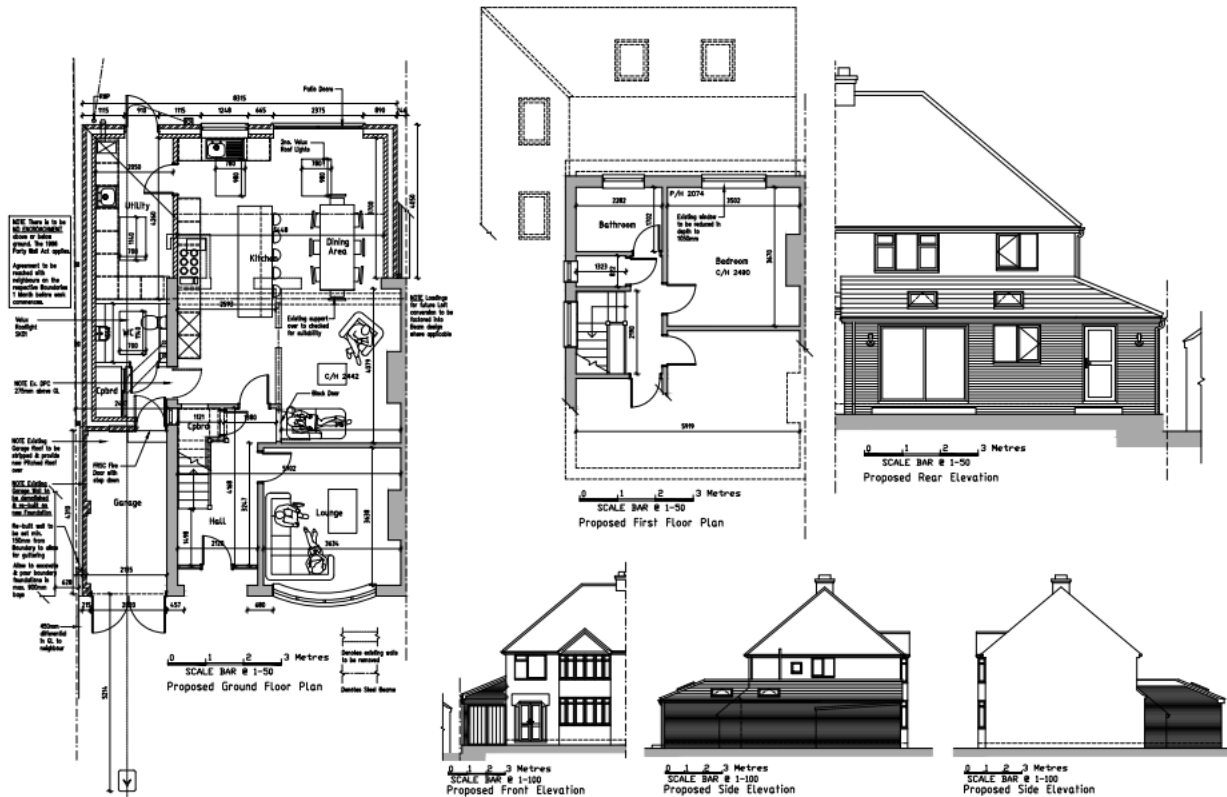
Site visit date: 14th January 2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a wrap-around, single storey, side and rear extension. The proposed development would project beyond the original rear wall of the dwelling by 4.050m and wrap-around to adjoin the rear of the existing side garage. A continuous pitched roof would cover both the proposed extension and the existing flat roof garage. The outer side wall of the existing garage would be rebuilt. The application form states that the proposed development would be built with bricks and roof tiles to match the existing.



Plans/documents considered:

Drawing No. 01 E – Existing and Proposed Plans and Elevations, Location and Block Plan.

As received 11th February 2026

3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 14th January 2026 for a period of 21 days.

One letter of objection was received after the consultation period from the neighbouring property with regards to the following:

- encroaching boundary
- structural concerns

Only material planning considerations can be taken into consideration. Structural concerns fall outside the remit of planning and would instead be addressed by Building Control. However, the neighbour's comments have been passed on to the applicant/agent to encourage them to engage and address the concerns raised.

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)

RBC Natural Environment

The Natural Environment Officer reviewed the case and confirmed that a tree survey was not required in this instance, however, as the existing crab apple tree is to be removed, a replacement tree would be required. The agent confirmed that the applicants would be planting a magnolia tree to replace the crab apple and that they were happy for this to be ensured via a planning condition.

Discussions with applicant/agent

The original plans submitted include a high pitched roof. Planning officers considered that revising the roof design to incorporate a crown roof, would ensure the roof would sit below the first-floor windows and result in a better overall appearance. Subsequently, amended plans were submitted to revise the roof form.

4. RELEVANT PLANNING HISTORY

None

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)
EN14 (Trees, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

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.

The overall development is considered acceptable in terms of scale. The proposed extension is single storey in nature and considered subservient to the application site. Although the depth of the rear extension is 4.050m which slightly exceeds the 4m guidance within the Design Guide to House Extensions SPD, the property is set within a sizeable plot and capable of accommodating an extension of this size.

Given the design, size and the finishes of the proposed development, it is not considered to detract from the original character of the host dwelling. The impact on the street scene is considered fairly minor. The side garage is already in situ, the proposal includes rebuilding the side garage wall and altering the roof of the garage from a flat roof to a pitched roof. It is considered that this would enhance the appearance of the dwelling from the front elevation. Other properties within the street have a pitched roof over the garage, including at the neighbouring property (as seen in the google image at the top of the report). The bulk of the proposed development is retained at the rear of the site. However, there are a variety of developments within the vicinity, and lots of other examples of rear and side extensions which vary in terms of design. Therefore, the proposals are not considered out of character for the location.

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.

With regard to the attached neighbouring property at no. 55 Woodcote Way, it is noted that this property already benefits from a single storey rear extension of a similar depth. As such, no identified risks arise from the proposal that would result in any adverse impacts to this neighbouring property.

Given the length of the rear garden, the proposal would not impact any neighbouring properties beyond the rear of the site.

The neighbouring property most likely to be affected by the proposal is no.51 Woodcote Way. However, the main property is set away from the shared boundary with an attached side garage located between. As such, there are no identified risks of the proposed extension adversely impacting windows on the rear elevation of the property. While there is an existing door and small obscured window in the side elevation of no.51 facing the proposal, these do not serve as the main source of light to a habitable space. It is not considered that the proposed extension would appear overbearing due to its single storey nature and its roof form (sloping away from the shared boundary). Furthermore, there are no identified risks in relation to loss of privacy or overlooking.

For current and 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.

Other matters

With regard to bats, the area of the proposed extension falls outside of the area on the proposals map identified as an area of biodiversity interest. Furthermore, the proposals do not affect the roof of the main dwelling.

The garage is being retained, and the submitted plans show two off-road parking spaces.

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:

Time Limit

Materials

Approved Plans

Replacement Tree