

DELEGATED APPLICATION REPORT

Ward: Caversham Heights ward

App Ref: PL/25/1683 Householder planning permission

Address: 15 HALDANE ROAD, CAVERSHAM, READING, RG4 7PS

Proposal: First floor rear extension and garage conversion

Applicant: MISS AND MR REBECCA AND CHRISTOPHER HARTLEY

Received date: 24/11/2025

Target Decision date: 18/02/2026 (EOT)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a detached bungalow on the east side of Haldane Road. The surrounding area is residential, with a combination of bungalows and two-storey semi-detached dwellings. The host dwelling is set on a lower ground level from the neighbouring two-storey 17 Haldane Road. The property has a number of pitched roof forms at different heights and has a relatively deep overall footprint. There is a lower rear extension (as can be seen in the photo below)



Figure 1 Rear elevation of the property. Image taken by planning officer on 6th February 2026.

2. PROPOSAL AND SUPPORTING INFORMATION

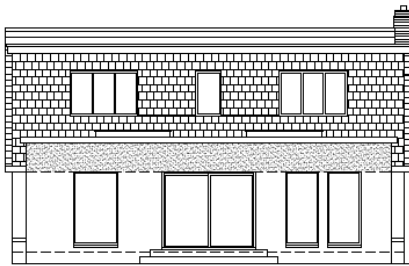
Planning permission is sought for a garage conversion to habitable room, a hip to gable roof extension set back from the front elevation and a full width flat roof box dormer behind the extended roof, to create two additional bedrooms on the first floor, and a change from 2 pitched roofs, to one flat roof with roof lights over the existing single storey rear extension.



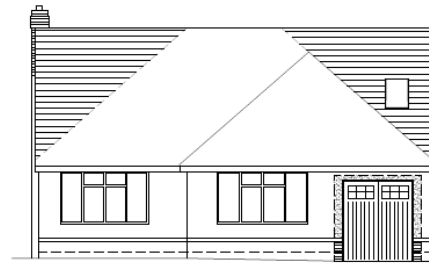
Existing Rear Elevation



Existing Front Elevation
Scale 1:100



Proposed Rear Elevation



Proposed Front Elevation
Scale 1:100

2.1. Information submitted:

MP01 Existing Plan and Elevation

MP02 Proposed Plan and Elevations

Received by the LPA on 24 November 2025

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following were consulted:

- RBC Transport Development Control – No comments received.

A site notice was displayed on site. No letters of representation were received.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Planning Policy Framework
National Planning Policy Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

SPD

Design Guide to House Extensions SPD 2021
Revised Parking Standards and Design SPD 2011

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.

6. APPRAISAL

6.1. Character and design

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 proposal would result in a considerable increase in the roof volume at the rear of the site which would be visible from the street. However, this is not considered harmful to either the character of the property nor the wider street scene, as the extension is concentrated at the rear of the site and would, therefore, not appear dominant or discordant with the rest of the roof form and indeed part of the proposed changes would reduce the scale of the existing rearmost roof form. Overall, the design of the proposal is considered acceptable.

6.2. Residential amenity

Policy CC8 requires all development to have no detrimental impact on the residential amenity of nearby residents and future occupiers.

The proposed changes to the fenestration layout of the property are not considered to cause any risk of harm of overlooking or loss of privacy. The proposed new windows at the rear first floor will allow adequate access to natural sunlight/daylight for the occupants.

The alignment of the additional bulk and mass to the roof form would be in line with the existing rear wall of the neighbouring dwellings. As such the additional mass may be noticeable, its appearance would not be detrimental to the amenity of neighbouring residents.

Overall, there are no amenity concerns either for the neighbouring properties nor the occupants.



Figure 2 Proposed Block Plan

6.3. Parking

Policy TR5 requires development to provide car parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

The proposal would result in the loss of one garage space. The application site is located in Zone 3 (Revised Car Parking Standards and Design SPD) which requires 2 off-road parking spaces. This can be accommodated within the existing paved driveway, and, therefore, it is not considered that the loss of the garage would be harmful in transport terms.

7. **CONCLUSION**

The proposal has been assessed in line with locally adopted policies and is considered to accord with those policies.

8. **RECOMMENDATION**

GRANT PERMISSION

Recommended conditions:

1. Time limit (standard)
2. Approved plans
3. Materials to match