

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/25/1733 Householder planning permission

Address: HIGHVIEW, ALL HALLOWS ROAD, CAVERSHAM, READING, RG4 5LP

Proposal: Rear ground floor extension and rear first floor extension, roof works, loft conversion with raised ridge, internal alterations and changes to fenestration (Amended description).

Applicant: Ms Christy Ho

Received date: 02/12/2025

Target Decision date: 03/03/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The application site is a two storey link detached house built of red brick. The area is predominantly residential with dwelling houses of varying style and character. The property is not listed and does not fall within a conservation area however it is within an Air Quality Management area.

The proposal is an amended resubmission of works originally granted under application 211251, with revisions to retain the existing rear hipped roof and to propose a smaller adjacent new hipped roof that will reduce the scale of development to the rear and with an amended design for the rear ground floor extension. No changes are proposed to the front porch.

Site visit photos



Plans/documents considered

22056.S.PP – 01 Existing ground floor plan
22056.S.PP - 02 Existing first floor plan
22056.S.PP - 03 Existing Elevations
22056.S.PP-04 Rev C Proposed ground floor plan
22056.S.PP - 07 Location Plan
22056.S.PP - 08 Rev C Block Plan
22056.S.PP - 09 Proposed second floor plan
As received 2 December 2025

22056.S.PP - 05 Proposed first floor Plan
As received 9 December 2025

Highview Bat Survey Ref-PP-14532860 Dellow
As received 5 January 2026

All Hallows Rd_Bat Report_February2026
As received 8 February 2026

08-Proposed Typical Section
22056.S.PP - 06 REV A Proposed elevations
As received 17 February 2026

RELEVANT PLANNING HISTORY

PL23/1634 Non-Material change to planning permission 211251/HOU to alter the proposed roof structure to retain the existing rear hipped roof, with smaller adjacent new hipped roof.

221361 Single storey annexe. Monopitch roof with lantern. Permitted 17/11/2022

211251 Rear ground floor extension and rear first floor extension, loft conversion with raised ridge, and replacement porch. Permitted 24/11/2021

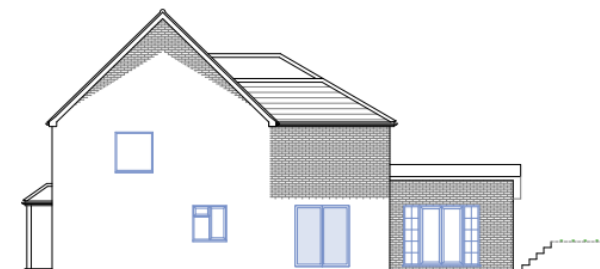
021237 Two storey side and rear extension and single storey rear extension. Permitted 30/12/2002

2. PROPOSAL AND SUPPORTING INFORMATION

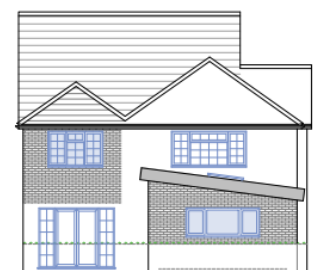
The proposal comprises a *rear ground floor extension and rear first floor extension, roof works, loft conversion with raised ridge, internal alterations and changes to fenestration including the addition of 2 velux roof windows.*



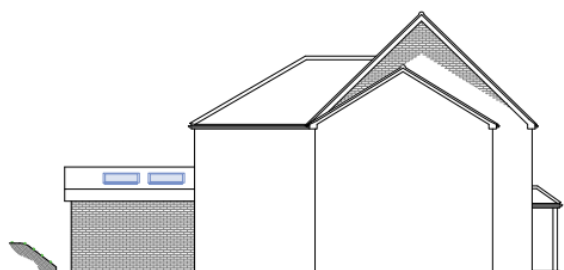
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

22056.S.PP - 06 REV A Proposed elevations

3. CONSULTATIONS

A site notice was displayed at the site on 13 January 2026 for the required period. No letters of representation have been received.

The following were consulted:

- RBC Ecology – No objections to this application, following the submission of additional bat survey details.

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.

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 pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and is currently at examination.

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 (aside from Policy H1, which is acknowledged to be out-of-date) and that the objectives of those policies remains very similar in the submission 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’ (aside from Policy H1).

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

- A Design Guide to House Extensions SPG

6. APPRAISAL

Character and appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality, whilst Policy H9 (House Extensions and Ancillary Accommodation) requires that an extension “respects the character and appearance of the house in terms of scale, location, materials and design, and that it should not harm the character and pattern of neighbouring houses and the appearance of the street scene”.

The area is characterised by dwelling houses of different styles and sizes. Many houses in the street have different roof types and designs with varying roof heights hence there is no established street character.

The original dwelling is built of redbrick with a tiled pitched roof. Various additions and alterations to the house appear to have replicated this style in the past.

I. Scale

Whilst the proposed single story and first floor rear extensions would result in a notable increase in the size of the existing house, the additions would not be disproportionate to the overall size of the original dwelling. The proposed rear extensions would not be very visible to the public due to the arrangement of the existing buildings. The proposal to raise the ridge of the existing house would result in an increase in the overall height of the house which would be visible from All Hallows Road. However, since there is no established character of the street scene and the scale of the proposal is not out of proportion to the original house, it is considered that the proposed changes would not harm the outlook of the wider street. In addition, the existing gaps between neighbouring properties would remove any potential harm that the proposed changes to the existing house would have on the outlook of the street. The scale and massing of the extensions would therefore not cause any harmful impact on the appearance of the existing house or wider street scene.

II. Design

The proposed extensions would replicate the roof pitch, style and use of roof tiles as found on the main house and introduce windows that match the rest of the house in design and style and are well aligned with the existing. The proposed rear extensions and front porch would also be of matching brickwork.

The introduction of two roof lights is not considered to harm the appearance of the house or neighbouring houses and would not harm the appearance of the existing house and the street.

The proposed development is therefore not considered to cause any harm to the character or appearance of the existing house nor have a detrimental impact on the wider area.

Residential Amenity

CC8 Safeguarding Amenity 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; policy H9 (House Extensions and Ancillary Accommodation) provides that extensions should not cause an overbearing impact on neighbours”.

To assess this, the following has been considered – would the proposal:

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties;

NO, due to the orientation of the host and neighbouring houses and the existing gaps between adjoining neighbours which would be retained, it is considered that the proposed extension would not cause any reduction in the amount of daylight and sunlight enjoyed by neighbouring properties.

- invade the privacy of neighbouring properties through overlooking from windows or balconies;

No new upper floor openings are being proposed as part of this proposal and therefore the proposed development is considered unlikely to cause loss of privacy to the neighbouring occupants.

- Visual dominance and overbearing effects of a development;

NO, the proposed development would not be disproportionate to the original house and the design and finishes would be in keeping with the host house and surrounding properties and therefore the proposed development would be considered unlikely to have any overbearing effects on the neighbours.

7. CONCLUSION

The proposed development has been assessed and the proposed works are considered to be in accordance with the above relevant policies and planning permission can be granted subject to conditions.

8. RECOMMENDATION GRANT

9. CONDITIONS

- Time Limit
- Approved Plans
- Materials (To match)
- No new openings