

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref: PL/25/1775 Householder planning permission

Address: 41 PATRICK ROAD, CAVERSHAM, READING, RG4 8DD

Proposal: Proposed part single storey and part two storey rear extensions. Front extension. Garage conversion. Two rear dormers and three front rooflights. (amended)

Applicant: Mr Arpit Malani

Received date: 10/12/2025

Target Decision date: 06/03/2026 (EXT)

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey mid-terraced property with varying gable roof heights, and the lower section incorporates a cat-slide roof to the rear. The surrounding area is characterised by small groups of terraced properties and semi-detached dwellings. Christchurch Meadow lies to the southeast, while the River Thames and Fry's Island are situated to the south.

The site is located within the Air Quality Management Area. It is also located within Flood Zone 3, and a Flood Risk Assessment has been submitted.



Figures 1 & 2: Front and rear views of 41 Patrick Road, taken 22/01/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The amended proposal seeks permission for a single-storey front extension, projecting from the existing single-storey front element and featuring a mono-pitched roof. The extension is intended to provide a third bedroom. The proposed addition would not extend beyond the existing front building line of the main dwelling. It would measure approximately 2.5 m to the eaves and 3.5 m in overall height. One front-facing window is proposed.

With regard to the part single-storey, part two-storey rear extension, the new single-storey element would project from the entire stepped rear building line to create a uniform rear elevation, extending approximately 4.7 m from the rear wall of the main house. It would integrate with the existing kitchen to

form a larger kitchen and dining area. The current dining area would be subdivided to create a porch and a utility room. The single-storey section would feature a flat roof with an overall height of approximately 2.6 m, and a floor-to-ceiling door and a double window would be installed in the rear elevation.

The proposed first-floor element is intended to enlarge the existing first bedroom. It would sit partly on the new single-storey extension and partly on the existing cat-slide roof, projecting from the full width of the current first-floor rear elevation. It would feature a hipped roof, with an eaves height of approximately 5.15 m and an overall height of around 6.2 m. A triple window and a single window are proposed in the rear elevation.

Two small gable-roof rear dormers are proposed on the main roof to provide storage space. Three rooflights are also included within the proposal.

All proposed external materials would match those of the existing main property.

Plans/documents considered:

- Preliminary Ecological Appraisal (DBW), ref: SPH/NP/PEA-25/16.12, prepared by Urban Tree Experts, dated 22nd December 2025, received 23rd December 2025.
- Flood Risk Assessment, ref: U0793FRA-v1, prepared by Urban Water, dated Feb-26, received 19th February 2026.
- Drawing No. P1686a - 01 Rev F - Location and block plans, dated and received 03/03/2026.
- Drawing No. P1686a - 02 Rev J - Existing and proposed floor plans and elevations, dated and received 03/03/2026.
- Drawing No. P1686a - 03 Rev C – Existing and proposed roof plans, dated and received 03/03/2026.

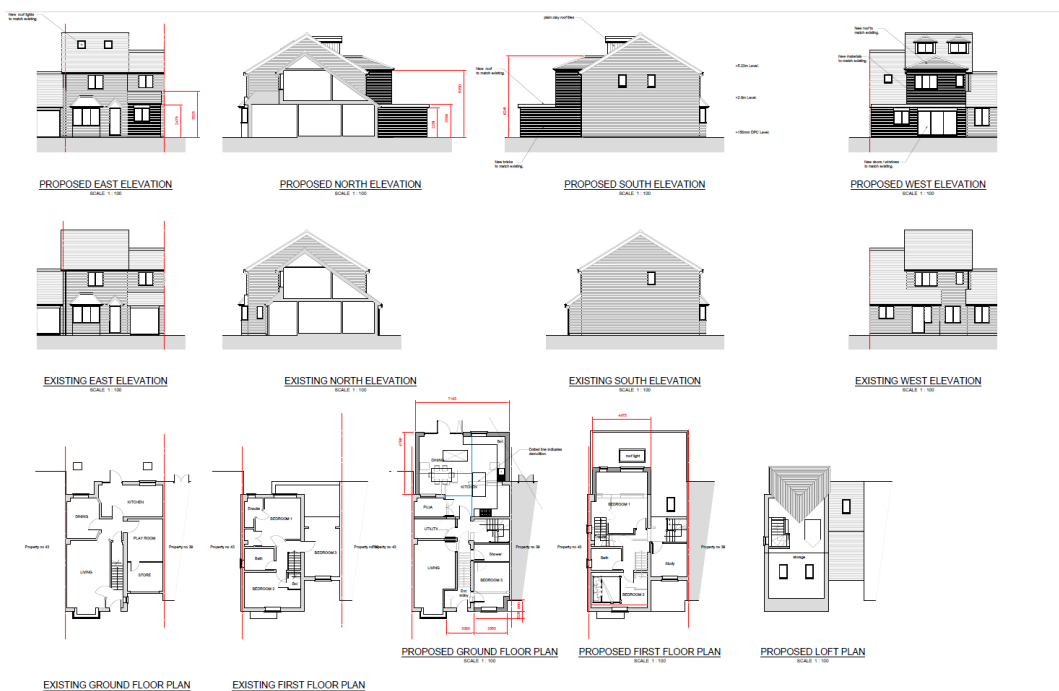


Fig 3: Existing and proposed floor plans and elevations

3. PLANNING HISTORY:

PL/25/1776 – Proposed loft conversion with a rear dormer and two front dormers. Withdrawn 02/02/2026.

4. CONSULTATIONS

- RBC Ecology Consultations – No objection.
The bat survey report (Urban Tree Experts, 22 December 2025, ref: SPH/NP/PEA-25/16.12) Davey, December 2025) has been undertaken to an appropriate standard and concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.
- RBC Transport Development Control – No objection.
Local parking standards are set out in the RBC, Revised Parking Standards and Design Supplementary Planning Document (SPD) which takes into account the accessibility of the site. In line with the adopted parking standards, two parking spaces must be retained for the residential dwelling.

The proposal will retain the existing driveway parking which provides 2no. off-street parking spaces in accordance with the Council's requirements.

In view of this, there are no transport objections to the proposal.

- RBC Planning Natural Environment – No objection in principle, summarised as follows:

Existing vegetation is present to the front and rear of the property but is not shown on the submitted block plan. Clarification is required as to whether the frontage vegetation is to be retained or removed.

A small tree (*flower plant*) visible in the agent's submitted photographs appears to be within the site. Confirmation is required as to whether it is to be retained or removed.

A further tree located on adjacent land has been noted; however, based on the submitted photographs, its Root Protection Area does not appear to fall within the influencing distance of the proposed rear extension.

For further details, please refer to the Other Matters section under the Appraisal.

- Site Notice: A site notice was displayed near the application site. The 21-day consultation period was from 13 January 2026 to 3 February 2026. No letters of representation have been received.



Fig 4: Site Notice image

- Communications with the agent

- 1) Loss of light: The originally proposed single-storey rear extension would have extended beyond the 60-degree line taken from the centre of the neighbouring property's habitable-room window. This would have resulted in an unacceptable loss of light. A reduction in depth was therefore required.
- 2) Front porch: The originally proposed front porch projection was not acceptable, as it would have disrupted the established front building line along the street.
- 3) Flood Risk Assessment: The application site is located within Flood Zone 3, for which a Flood Risk Assessment (FRA) is required. However, the initially submitted FRA was not considered acceptable, as it did not provide a comprehensive assessment and included only vague statements. It therefore failed to demonstrate that flood risk had been appropriately considered.
- 4) A previous Certificate of Lawfulness application (ref. PL/25/1776) was submitted at this address for a proposed loft conversion with a rear dormer and two front dormers. The proposal did not comply with Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The agent was therefore advised to withdraw the application. To allow assessment of the scheme as a whole, the agent was advised to include the proposed rear roof dormers within the current application so that the full extent of the development could be understood.

Subsequently, revised plans were submitted to address the above matters. See the plans/documents considered section.

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

EN18: Flooding and Sustainable Drainage Systems

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 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 listed above 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 appraisal below 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 front extension would align with the existing frontage of the main property, and the eaves height would match that of the existing bay window to the south. It is intended to enlarge the existing single-storey storeroom to use as the third bedroom. The proposed external materials would match those of the existing dwelling. As such, the front extension is considered to respect the host property and would not detract from the streetscene in terms of character and appearance.

To the rear, the proposal includes a part two-storey and part single-storey rear extension, along with two small gable-roof dormers. As these elements would not be visible from the street, they are not considered to result in a significant visual impact on the streetscene. The overall rear development is considered subservient to and in proportion with the main dwelling. The depth of the proposed single-storey element would be less than 4 m when measured from the external wall of the outrigger, which complies with the Design Guide for House Extensions 2021. The proposed first-floor element would project 2 m and would partially sit on the new ground-floor rear extension. Its eaves height would match that of the existing first-floor rear elevation, and it would feature a hipped roof. The two gable-roof rear dormers are small-scale additions. The three proposed rooflights are also modest and would project only around 55 cm from the roof slope; they are therefore not considered to result in any significant visual impact. All proposed external materials would match or be similar to those of the existing property.

In summary, the proposal would respect the host dwelling and would not harm the streetscene in terms of character and appearance, in accordance 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. Policy H9 also requires that ancillary accommodation will only be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately.

The proposal is overall modest in scale. No side-facing windows are proposed on the northern wall; however, one side-facing window is proposed on the southern wall at first-floor level, aligning with the existing side window. This would directly face the side wall of No. 43, which contains no side-facing windows. As such, no concerns are identified in relation to privacy or overbearing impacts. A condition would be applied to restrict the installation of any new openings/windows/dormers without the grant of a separate planning permission from the Local Planning Authority, should the application be approved.

With respect to loss of light, the proposed single-storey rear extension would not exceed the 60-degree line taken from the centre of the closest habitable-room window at No. 43, though it would slightly exceed the guideline when taken from No. 39. However, this is not considered sufficient to warrant refusal in this instance, given the single-storey nature of the proposal and its modest scale. In relation to the first-floor element, its depth is approximately 2m, and it partially sits on the existing rear cat-slide roof; therefore, no material loss of light to either adjoining property is anticipated.

The private outdoor amenity space would retain more than 50% of the original garden area and is therefore considered acceptable.

As the proposed single-storey rear extension would incorporate a flat roof, a condition would be attached to restrict access to and use of that roof.

Therefore, the proposal is not considered to pose significant impacts on neighbouring properties in terms of residential amenity and is considered to comply with Policies H9, H10 and CC8 of the Reading Borough Local Plan 2019.

Flood Risk

Policy EN18 requires that the development will consider flooding from all resources, including fluvial, surface water, groundwater and sewer flooding. Where development in areas at risk of flooding is necessary, it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding.

As the proposal site is within Flood Zone 3, it is required that a flood risk assessment report be carried out and produced to support this application. The submitted Flood Risk Assessment, ref: U0793FRA-v1, prepared by Urban Water, dated Feb-26, received 19th February 2026, highlights that “an internal floor level of 38.05m AOD is proposed. This level is as per the FFL (Finished Floor Level) of the existing building.” Therefore, the proposed internal floor level will be set at the same level as the existing one and would use flood-resistant materials up to at least 300mm above the estimated flood level.

It is considered that the proposals will not increase the risk of flooding or compromise the safety of the occupants or neighbours should a 1 in 1000 year (FZ3) flood occur. A compliance condition is recommended to ensure that the measures stated are carried out. This is in accordance with EA Standing Advice and Policy EN18 of the Reading Borough Local Plan.

Other Matters: Landscaping, Ecology and Transport

The Ecology Team has confirmed that there are no objections to this application on ecological grounds. The Transport Team has also confirmed that it has no objections, as no widening of the existing access is required and the two parking spaces comply with Reading Borough Council's standard parking requirements. The Transport Team has, however, suggested a condition to secure the provision of the vehicle parking spaces. As shown in Figure 5, taken by the Planning Officer during the site visit, the site

is already accommodating two vehicles. No change to the existing arrangement is required; therefore, the suggested condition is not considered necessary in this case.

With regard to the landscaping in the front garden and the flowering plant in the rear garden, the agent has confirmed via email that the flowering plant in the rear would not be affected. The soft-landscaped area in the front garden would be retained, although some of the existing vegetation would be replanted due to its current poor condition. As the landscaping arrangement would remain unchanged in principle, and taking into account the clarification provided by the agent, the landscaping is not considered to undergo significant alteration as a result of the proposal.



Fig 5: Front view of 41 Patrick Road, taken 22/01/2026

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)

Use of Roof Restricted

No New Openings

Flood Protection Measures (As Specified)