

DELEGATED APPLICATION REPORT

Ward: Thames

App Ref: PL/25/1565 Full planning permission

Address: RIVERSIDE COURT, PROMENADE ROAD, CAVERSHAM, READING

Proposal: Removal of existing timber and metal balcony railings and replacement with metal balcony railings finished in anthracite, RAL 7016.

Applicant: Mr Oliver Smith

Received date: 03/11/2025

Target Decision date: 05/02/2026

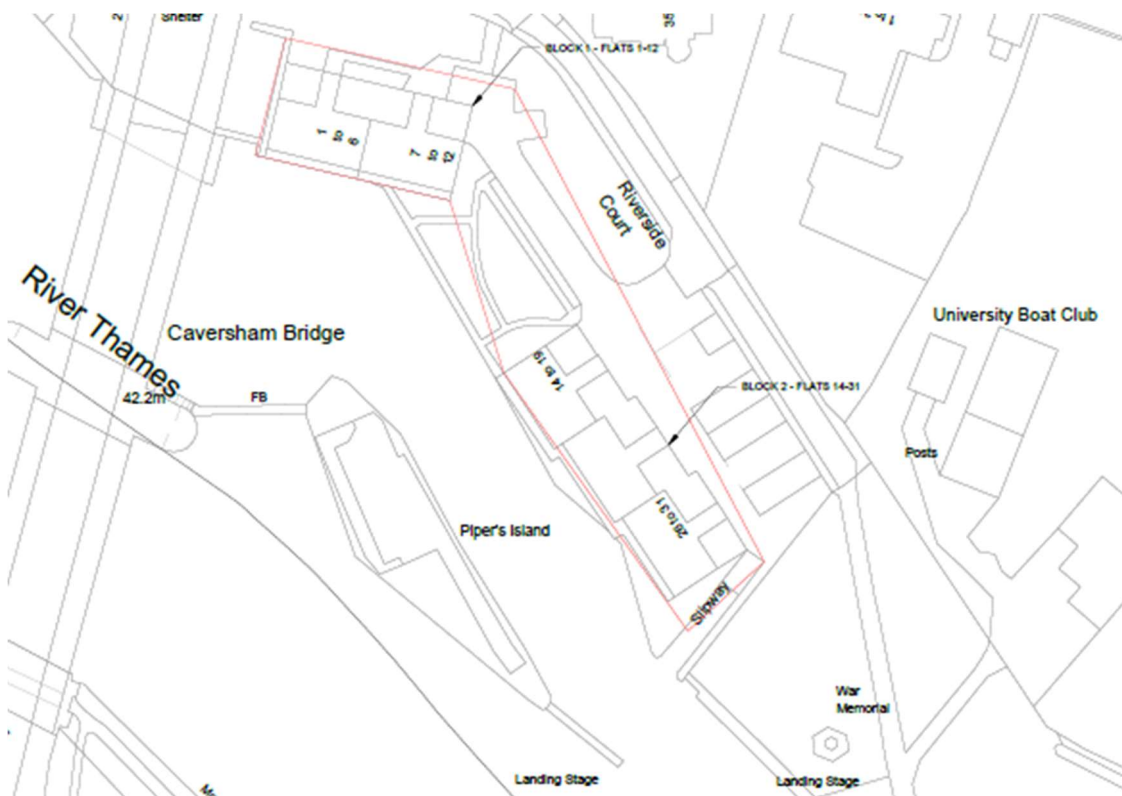
Extension of Time agreed with agent until 16/03/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

Riverside Court consists of C3 residential flats, set out across two separate blocks, the properties are located on the side of the River Thames adjacent to Caversham Bridge and accessed from Promenade Road. The properties are set out over four floor and are built up on stilts with parking beneath – so effectively making the two blocks of flats five storeys high. Constructed in the eighties with brick finished elevations, whilst the balconies have the original railings constructed from metal and timber. The properties are not listed, nor located within a conservation area.

Site visit date: 18th December 2025



Block Plan



Block 1 – front south facing elevation



Block 2 – southwest facing elevation.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of the removal of existing timber and metal balcony railings and replacement with all metal railings finished in anthracite, RAL 7016.

Plans and documents considered:

Drawing number: EKA251483/WD/000-Site Plan, dated Oct 25
Drawing number: EKA251483/WD/001-Elevations As Existing-Block 1, dated Oct 25
Drawing number: EKA251483/WD/002-Elevations As Existing-Block 2, dated Oct 25
Drawing number: EKA251483/WD/003-Elevations As Proposed-Block 1, dated Oct 25
Drawing number: EKA251483/WD/004-Elevations As Proposed-Block 2, dated Oct 25
Received by the LPA on 3rd November 2025

Email from the agent (Will Davis) confirming railing colour in anthracite, RAL 7016.
Received by the LPA on 11th March 2026.

3. RELEVANT PLANNING HISTORY

PL/08/0705 – No.14 - New windows to kitchen and bathroom – Approved May 2008

4. CONSULTATIONS

- Royal Berkshire Fire and Rescue Consultations

No memo or comments received from Royal Berkshire Fire and Rescue

- One planning notice was attached to the property railings fronting Promenade Road and another planning notice was attached to the nearest signpost on Caversham Bridge at the time of the site visit. These notices were left in place for the 21-day statutory consultation period.

No letters of representation have been received.

5. 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. 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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

Policy CC7 – Design and the Public Realm

Policy CC8 – Safeguarding Amenity

The main issues to be considered are:

- a) Principle of development
- b) Design and impact on the character of the area
- c) Impact of residential amenity.

7. APPRAISAL

a) Principle of development

In principle the new replacement railings are acceptable as they are crucial for tenant safety, for preventing falls and ensuring a safe environment for the future of the building and its users.

b) Design and Impact on the Character of the Area

The new railings will be positioned in the same areas as the current railings – no new railings are being added to other parts of the buildings. The proposed changes to the balcony railings will enhance the overall aesthetics of the buildings and are not considered to be harmful to the host building or the wider area. The changes are subservient to the host building(s).

In terms of character and appearance, the proposal complies with Policy CC7 of the Reading Borough Local Plan 2019.

c) Impact on Residential Amenity

The proposed new railings are not considered to be harmful to residential amenity.

The proposal is considered compliant with Policy CC8 of the Reading Borough Local Plan 2019.

8. CONCLUSION

The proposal has been assessed and complies with all quoted policies above. The LPA can therefore grant full planning permission subject to necessary conditions and informatives.

9. RECOMMENDATION

GRANT

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AP1
M3