

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/26/0186 Householder planning permission

Address: 8 WHITBY GREEN, CAVERSHAM, READING, RG4 6SL

Proposal: Erection of a Porch on the southern elevation.

Applicant: Mr Anand

Received date: 10/02/2026

Target Decision date: 08/04/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a 2-storey semi-detached dwellinghouse located in Caversham Park Village. The property is largely original, has private gardens and off-street parking for several cars. Many properties in the street have been subject to refurbishments and single storey extensions and infills similar to that of the host property.

Site visit date: 4th March 2026



Existing southern facing elevations

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of an infill extension between the existing front door and the attached neighbouring property to create a porch on the southern elevation of the existing property. The infill extension will be constructed from white upvc with double glazed windows, doors and roof units.

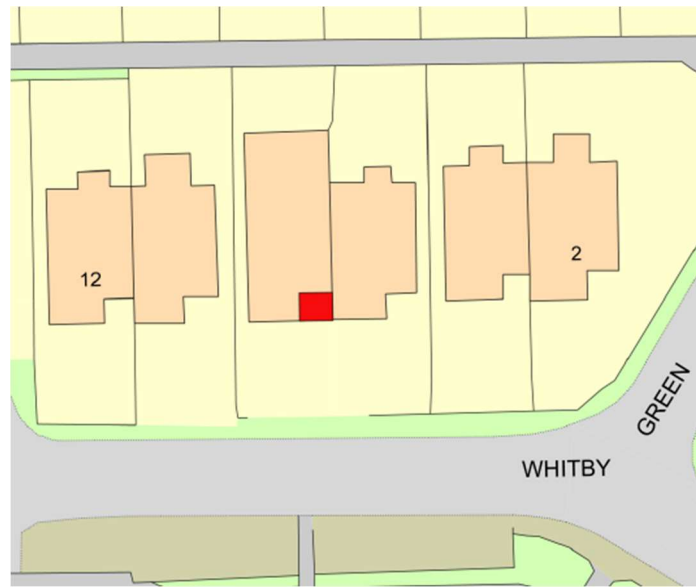
Plans & documents considered:

Location Plan, dated 10th Feb 26

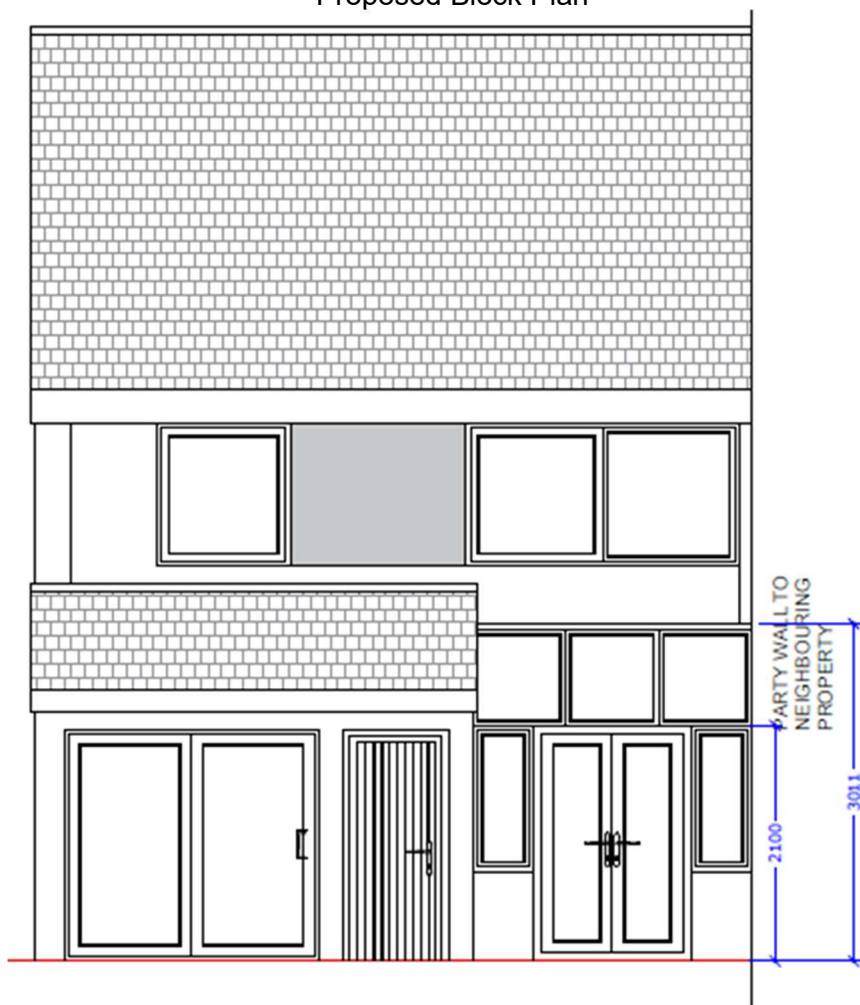
Proposed Site Plan/Block Plan, dated 10th Feb 26

Document ref: A001 revision 1-Existing Front & Side Elevations & Floor Plan Combined, dated Feb 26

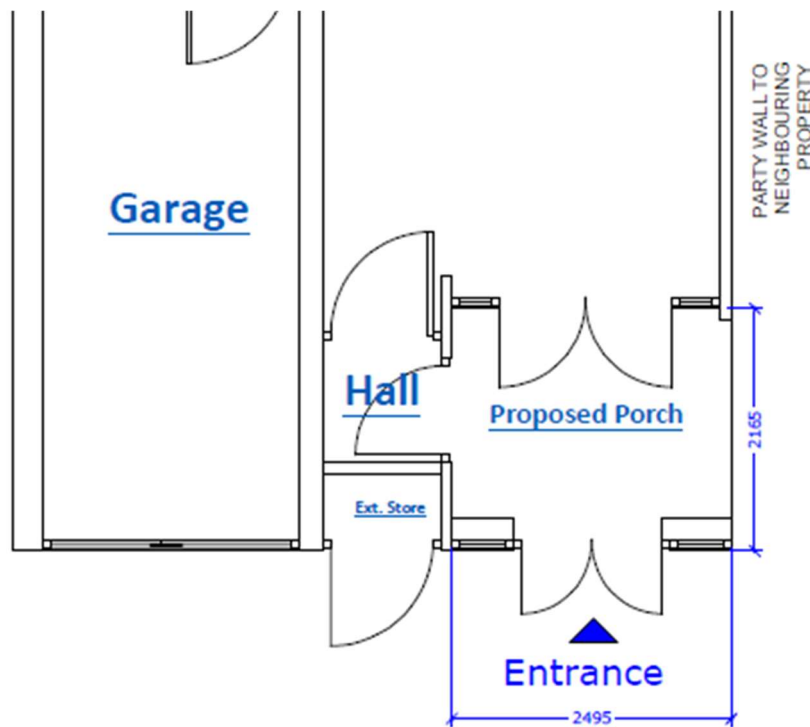
Document ref: A002 revision 1-Proposed Front & Side Elevations & Floorplan Combined, dated Feb 26
Received by the LPA on 10th February 2026



Proposed Block Plan



Proposed Southerly Elevation



Proposed Floor Plan

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal:

- Transport Development Control

The proposed works do not change or impact the existing parking arrangement. Therefore, there are no Transport Objections.

External:

- The planning notice was attached to the downpipe to the front of the property on 4th March and left in place for the statutory 21-day public 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 because 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

National Planning Policy Framework 2023

National Planning Practice Guidance 2014 onwards

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 2021

Parking Standards and Design SPD 2011

7. 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 infill porch extension will project to the same extents of the existing southerly elevation and mono pitch roof; whilst the porch will be constructed from white upvc frames and glazing it is considered subservient to the host property, considered to largely match the existing property and is not considered harmful to the character of the host property or wider street scene. The proposal is considered compliant 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.

The porch extension will infill the gap between the host property and the adjoining neighbouring property. No new openings are proposed and privacy is maintained. The proposal is not considered harmful to residential amenity.

The proposal is considered compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M3