

DELEGATED APPLICATION REPORT

Ward: Caversham

App Ref: PL/26/0151 Householder planning permission

Address: 15 PRIORY AVENUE, CAVERSHAM, READING, RG4 7SE

Proposal: Single storey rear extension, alterations to fenestration and changes to access onto a shared pathway.

Applicant: Brooks & Morgan

Received date: 04/02/2026

Target Decision date: 13/04/2026

Case Officer: Nathalie Weekes

1. SITE DESCRIPTION

The site comprises an end of terrace Edwardian dwelling. It is located on a long and narrow plot on the western side of Priory Avenue. Prior Avenue rises up to the north east. It is located in a residential area with predominantly terraced and semi-detached housing. To the east is Priory Avenue's junction with Rectory Road. A shared pathway with a shared locked entrance door runs between 15 and 17 Priory Avenue leading to rear access for property numbers 11 to 23.

There are limited off street parking facilities with no off street parking provided for the dwelling.

Site Visit 17 February 2026



Plans considered

2512-P-Site Location Plan

As received 4 February 2026

2512-P-Existing Block Plan-P1

2512-P-Existing Ground Floor Plan

2512-P-Existing Side Elevation (North)

2512-P-Proposed Ground Floor Plan

2512-P-Proposed Block Plan-P1

T1 and T2

T3

T4

As received 16 February 2026

2512-P-215-P1-Proposed Side Elevation (North)

As received 9 April 2026

Relevant Planning History

None

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for a single storey rear extension, with alterations to side and rear fenestration to create an extended living space on the ground floor. The proposed works are to integrate the rear extension into the side boundary wall with an additional entrance created onto a shared pathway. The depth of the rear extension is 4m longer than the existing rear wall and would be approx. 10m in depth along the side boundary with a pitched roof and integrated drainage to ensure that any water discharge remains inside the red line boundary. The access from the shared pathway opens into the side.

3. CONSULTATIONS

A site notice was displayed on 17 February 2026 for the required period. No letters of representation have been received.

Communications with the agent

Following communications with the agent the description was amended and revised plans were submitted to show that all drainage would be within the red line boundary and to show the impact on neighbouring houses.

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'.

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 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 remain 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).

The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN14 (Trees, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
TR3 (Access, Traffic and Highway-related Matters)

SPD

- A Design Guide to House Extensions SPD

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. APPRAISAL

Design and character

Policy CC7 sets out relevant considerations for design, architectural details, adaptability, accessibility and diversity. Developments should also '*respond positively to their local context*'

The proposed rear extension would not extend more than 4 metres from the existing rear elevation. However, the side element, positioned along the boundary with the shared access, would extend to a depth of 10 metres. The proposal creates an external courtyard facing the rear/side elevation of No. 17 Priory Avenue, which creates a break in the development along the side boundary. As such, it is not considered that the development would result in an unacceptable tunnelling effect between the rear and side elevations of the application property and the neighbouring dwelling at 17 Priory Avenue.

The proposed rear extension would not be visible from the public realm. It would be constructed along the existing boundary with the shared access pathway for rear garden access. There is no

boundary wall along the side of the garden at 17 Priory Avenue. Whilst side extensions would ordinarily be expected to be set in from shared boundaries in order to reduce impacts on neighbouring occupiers, in this instance the design, siting and layout of the proposal are considered to sufficiently mitigate potential harm.

The plans submitted indicate that guttering and rainwater drainage is designed to ensure that surface water is retained within the application (red line) boundary.

Residential amenity

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.

An additional access/gate to the rear garden is proposed from the shared access. This is not considered likely to result in a significant or unacceptable increase in disturbance to neighbouring residents, given there is an existing access and the location of the new access sited further towards the end of the garden. The proposed rear ground floor extension is not considered to result in an unacceptable intensification of use of the shared access.

There is not considered to be any significant detrimental impact on access to light, there are already existing windows in the rear elevation and the height of the side windows are not considered to result in overlooking of the neighbours' gardens at 13 or 17 Priory Avenue.

The agent provided an example of a previous permission that was considered acceptable for a long rear extension at 9 Priory Avenue under planning application PL14/1323, however this scheme was not considered under current local and national planning policy and is not considered directly comparable. Every application is considered on its own merits in accordance with current planning policies.

Notwithstanding the example provided by the agent, the length of the rear gardens are noted. The pitched roof proposed, which is angled away from the neighbouring boundary and the design built into the sloping ground to reduce the height of the wall along the boundary, with integral guttering thereby reduces the overall impact of the height and massing along the shared boundary. Taking these factors into consideration, on balance the proposed development is considered acceptable due to the layout of the site and design of the extension and it would not result in unacceptable harm to neighbouring amenity.

Other issues

Impact on trees and biodiversity

Further information was provided regarding the existing soft landscaping on site. The proposed works are proposed in an existing patio area, with minimal impact on the remaining length of garden.

Parking/Access

Priory Avenue is included within a Resident's Parking Zone and parking for the property is available within the resident's parking bays. No changes are proposed to the existing parking arrangements.



6. CONCLUSION

In this instance, the rear extension, additional access and changes to fenestration are considered acceptable due to the proposed design, incorporated guttering, separation of the development between neighbouring properties along a shared pathway and size of the rear garden.

7. RECOMMENDATION

Recommended Conditions:

Time limit

Materials

Plans

Informatives:

Terms

Building regulations

Noise

Encroachment

P&P