

## DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/26/0250 Householder planning permission

Address: 139 CHILTERN ROAD, CAVERSHAM, READING, RG4 5JG

Proposal: Proposed rear single storey infill extension

Applicant: Mrs Michelle Turner

Received date: 24/02/2026

Target Decision date: 21/04/2026

**Case Officer: Gary Miles**

### 1. SITE DESCRIPTION

The application site consists of an extended two storey semi-detached property located at the top of the street on the southwestern side of Chiltern Road. The property has a large wrap around garden and off-street parking for several cars. The property has benefited from two-storey rear and side extensions along with single storey rear extensions. The property is not listed, nor within a conservation area.

**Site visit date:** 4 March 2026 (nobody was at home, so the photographs were obtained from the adjacent alleyway)



Existing front, north-easterly elevation



Existing rear, southerly facing elevations



Existing side, north-westerly facing elevation

## 2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a single storey rear infill extension, measuring 2.5m in width, with a projection of 3m, an eaves height of circa 2.7m and an overall height of 3m. The extension will attach to the existing single storey rear extension which is currently used as a snug. The proposed extension will effectively square off the single storey rear extensions creating a larger useable space to be used as an open plan kitchen, dining and day room, with additional internal reconfiguring to create a separate utility. The extension will match the existing property in terms of materials – the extension will be pebble dashed and not painted to match. Grey windows and doors and single ply flat roof.

### Plans & documents considered:

Existing Location Plan

Block Plan

Existing Ground Floor Plan

Existing Rear Elevation

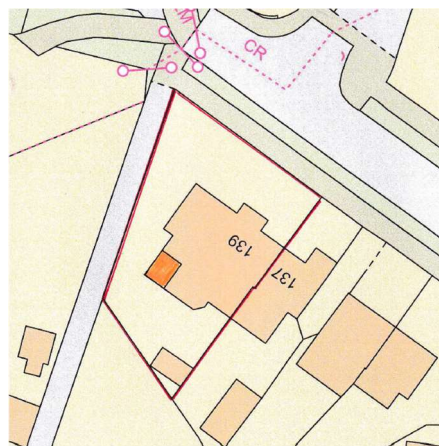
Existing Side Elevation

Proposed Ground Floor Plan

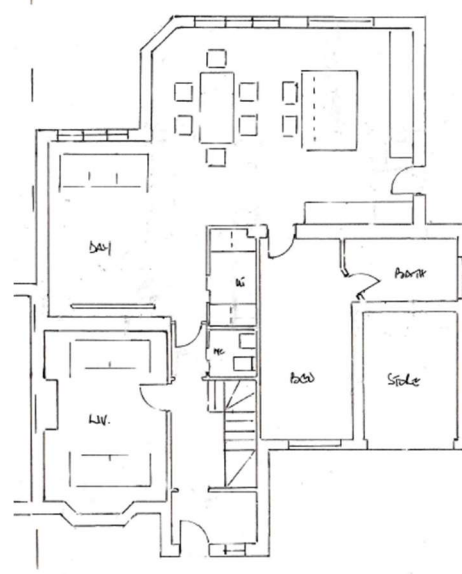
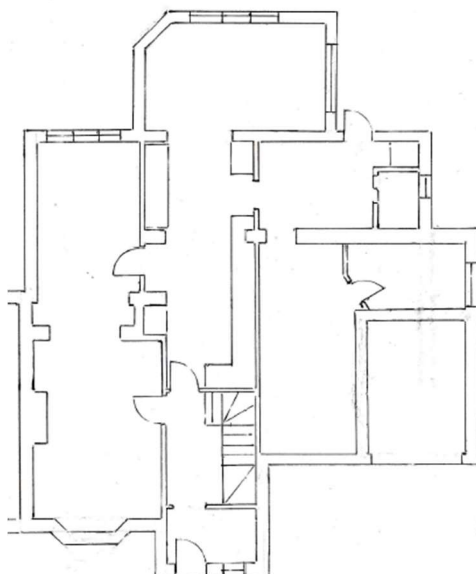
Proposed Rear Elevation

Proposed Side Elevation

Received by the LPA on 24<sup>th</sup> February 2026



Proposed Block Plan





### **3. RELEVANT PLANNING HISTORY**

PL/17/2116 – Various alterations to fenestrations & porch alterations – NMA – Agreed Dec 2017

PL/17/0901 – Single storey rear extension and front porch – HOU - Approved Jul 2017

PL/00/1080 – Two storey rear and side extension – HOU - Approved Jan 2001

PL/00/0859 – Two storey side and rear extensions – HOU - Approved May 2000

PL/00/0792 – Two storey rear and side extension (amendment to PL/00/0037 5/FUL) – Approved Nov 2000

### **4. CONSULTATIONS**

Internal:

- No internal consultees required.

External:

- The planning notice was attached to a tree on the council's grass verge, outside the property on 4<sup>th</sup> March 2026 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**

#### **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

**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 single storey rear infill extension is the same height and depth of the existing single storey rear extension. The extension will match seamlessly with the existing and will be constructed from materials to match the existing extensions and host property i.e. finished in non-painted pebble dash with grey fenestrations.

The proposal is not considered harmful to the host property or wider streetscene and is therefore 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 single storey rear infill extension is considered subservient to the host property. The proposal is not considered harmful to neighbouring amenity or visual amenity or harmful to the amenity of the tenants, as the property retains a large wrap around garden.

The proposal is not considered to be detrimental to the living environment of the host property or neighbouring properties and as such 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**

TL  
AP2  
M1  
PD5?