

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0269 Householder planning permission

Address: 23 SHEPHERDS LANE, CAVERSHAM, READING, RG4 7JJ

Proposal: First floor extension to rear of existing dwelling.

Applicant: Mr and Ms Nicholas & Sarah Redrup

Received date: 27/02/2026

Target Decision date: 24/04/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a detached bungalow located in Caversham Heights, close to the northern boundary of Reading Borough. There is an existing single-storey rear extension with a flat roof measuring 5 m in depth. The site also benefits from a spacious rear garden.



Front view of 23 Shepherds Lane, taken 20/03/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The planning application seeks permission for the construction of a first-floor extension in the form of a gable roof, incorporating three west-facing roof lights to the rear of the existing dwelling. The extension would be entirely sited above the existing single-storey rear extension and would retain the same depth of 5 m. The proposed first-floor element would be set slightly below the existing ridgeline of the main house. In addition, an east-facing window would be installed within the existing side dormer. The proposed area would be used as a bedroom.



Existing and proposed floor plans and elevations submitted

Plans considered:

- Drawing No. A001 – Existing Floor Plans
- Drawing No. A002 – Existing Elevations
- Drawing No. A003 – Proposed Floor Plans

Dated and received 13/04/2026.

- Drawing No. A004b – Proposed Elevations
 - Drawing No. A005b – Block Plan
- Dated and received 21/04/2026.

3. PLANNING HISTORY

PL/20/0341 - Rear extension measuring 5m in depth, with a maximum height of 3m, and 3m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Prior Approval Not Required, 28/04/2020.

4. CONSULTATIONS

A site notice was displayed near the application site. The 21-day consultation period was from 20/03/2026 to 10/04/2026. No letters of representation have been received.



Site Photos

Communication with agent:

The original proposal was for a first-floor rear extension with the same roof height as the existing dwelling, incorporating a side dormer. This was considered unacceptable as it would appear visually dominant in relation to the host dwelling and neighbouring properties and would not be subservient to the host dwelling, contrary to Policies CC7 and H9 of the Reading Borough Local Plan 2019.



Original proposed plans & elevations submitted

Following this assessment, the agent submitted revised plans which omitted the side dormer and reduced the overall roof height.

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

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 first-floor rear extension, in the form of a gable roof, would be entirely sited above the existing single-storey rear extension. The overall height of the proposed development would be lower than

that of the main dwelling. When viewed from the rear, the extension would be set within the rear elevation of the main house and would therefore appear visually subservient. As such, the proposal would not detract from the character and appearance of the host dwelling or the wider surrounding area.

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.

While the proposal for the first-floor extension takes the form of a gable roof, replacing the existing flat roof to the rear and resulting in an increase in overall height, it is not considered that this would result in a significant adverse impact in terms of overbearing or loss of light to neighbouring properties, having regard to the detached nature of the application site and the form of the gable roof.

The proposal includes one east-facing window within the existing side dormer, facing No. 21 Shepherds Lane. The west-facing window on the side elevation of the dormer at No. 21 serves the stairwell. It is acknowledged that the proposed east-facing window may allow some views towards the neighbouring rear garden; however, it would primarily face the roof slope of No. 21. As such, the level of overlooking is not considered to be significantly harmful so as to warrant refusal on this basis.

The proposal also incorporates three west-facing roof lights within the gable roof. These would be modest in scale and positioned close to the roof eave and, therefore, would not give rise to any material privacy concerns. In addition, the new window within the east wall of the existing ground-floor extension would be high-level, and no issues of overlooking are identified.

A condition restricting the insertion of any additional openings would be imposed to safeguard neighbouring amenity and prevent potential future privacy issues.

The proposal would not result in a reduction of private outdoor amenity space, and sufficient garden space would remain available for family activities.

Overall, the proposal is considered to comply with Policies CC8, H9 and H10 of the Reading Borough Local Plan 2019.

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)
No New Openings