

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0296 Householder planning permission

Address: 9 WOODCOTE ROAD, CAVERSHAM, READING, RG4 7BA

Proposal: Single storey rear extension, replacement single storey side extension, infill front porch and new canopy over, internal alterations with associated fenestration amendments (amended)

Applicant: Mr & Mrs Wrishi & Shital Basu

Received date: 04/03/2026

Target Decision date: 30/04/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site is a detached residential bungalow located on the north side of Woodcote Road in Caversham Heights Ward in Reading. The property is set back from the roadside and partially screened by vegetation and an electrical substation. The road comprises detached and semi-detached dwellings, varying in terms of scale and design. The surrounding area is predominantly residential. The application site is not listed, nor does it fall within a conservation area.

Site visit date: 24/03/2025

Site visit photos:



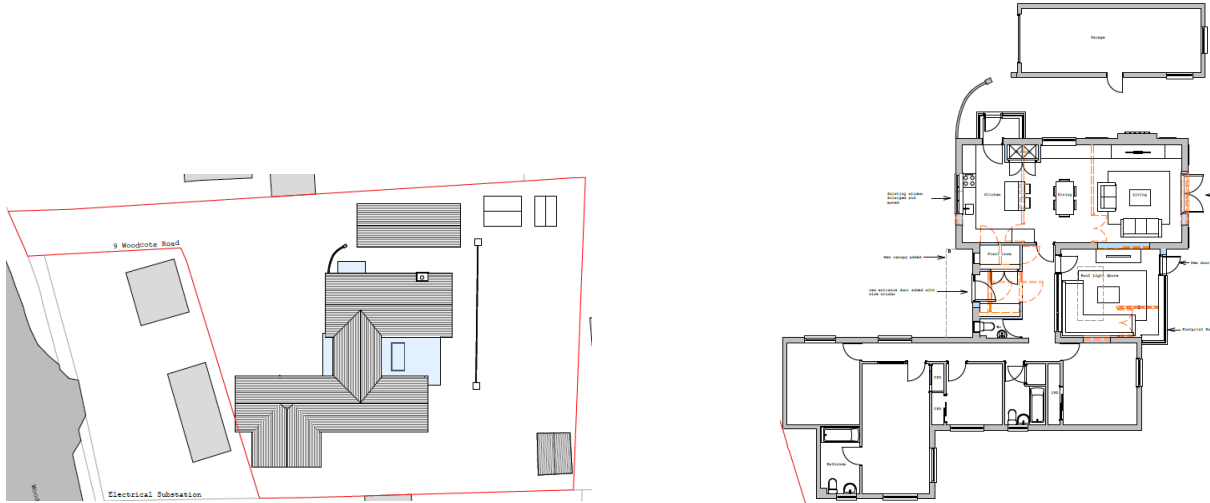
2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to enlarge the existing conservatory.

The proposal also includes a replacement single storey side extension (porch structure) at the side entrance door.

At the front entrance, it is proposed to infill the existing porch opening with a new front door and side window and introduce a new flat roof canopy.

The development also includes internal alterations and associated fenestration amendments.



Plans considered:

Drawing No. 02-00 – Site Location Plan
 Drawing No. 02-10 – Block Plan as Proposed
 Drawing No. 03-10 – Ground Floor Plan as Proposed
 Drawing No. 03-11 – Roof Plan as Proposed
 Drawing No. 05-10 – Front and Rear Elevation as Proposed
 Drawing No. 05-11 – Site Elevations as Proposed
 Drawing No. 02-01 – Block Plan as Existing
 Drawing No. 03-00 – Ground Floor Plan as Existing
 Drawing No. 05-01 – Front and Rear Elevation as Existing
 Drawing No. 05-00 – Site Elevations as Existing
 As received 4th March 2026

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A site notice was displayed by the case officer on 24th March 2026 for a period of 21-days. No letters of representation have been received.

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
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodland)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)

SPD

Design Guide to House Extensions SPD 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. The submission version of the Local Plan was submitted on 9th May 2025.

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 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 determination of this planning application 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.

In term of scale and design, the proposals are considered acceptable. The proposed extensions are single storey in nature with flat roofs and would be subservient to the host dwelling. It is not considered that the proposed development would dominate or disrupt the original form of the dwelling. The proposed

extensions will be brick built to match the existing dwelling and help aid their integration. The surrounding area is made up of a variety of dwellings, many of which have been altered or extended. Therefore, the proposals are not considered out of character for their location. Furthermore, the application dwelling is set back from the road and screened by vegetation, therefore, any harm to the street scene would be considered minimal. The fenestration amendments are deemed acceptable as the size, scale, and placement of the proposed windows and doors are considered suitable.

On balance, it is considered that the proposed development will not adversely affect the character and appearance of the host dwelling or the surrounding area and the proposed development is in accordance with Policies H9 and CC7 and the advice contained within the NPPF.

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.

Due to the scale of the proposals combined with the distance from the proposals to the site boundaries and the neighbouring properties, there are no identified risks of the proposals having any adverse impacts on neighbouring amenity in terms of overbearing effects, loss of light, or overlooking concerns.

For current and any future occupiers of the host building, the proposed works will facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable.

Overall, the proposals are considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

Other matters

The proposal does not result in the loss of parking and no changes to the existing dropped vehicle crossing are proposed.

Ecology confirmed that a bat survey was not required for this application. The house is in a good habitat for bats but the proposals would be fairly minor and would not impact the roof significantly.

As the proposed extensions are central to the site the Natural Environment team raised no objections in relation to the nearby trees.

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 - GRANT

Recommended Conditions:

TL1 – Time limit

M3 – Materials

AP1 – Approved plans