

DELEGATED APPLICATION REPORT

Ward: Caversham Heights ward

App Ref: PL/26/0126 Householder planning permission

Address: 332 KIDMORE ROAD, CAVERSHAM, READING, RG4 7NG

Proposal: Erection of a single-storey, timber-clad ancillary residential annexe in rear garden

Applicant: Mr Russell King

Received date: 30/01/2026

Target Decision date: 01/05/2026 (agreed extension of time)

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site is a detached house with a long rear garden, located at the top of Kidmore Road nearby to Gravel Hill. The rear garden slopes down away from the dwelling and the neighbouring dwellings on Winterberry Way are positioned even lower. The host dwelling has been recently extended and redecorated externally with a modern finish. The rear garden has three stepped levels demarcated by low retaining walls. The area at the bottom of the garden to which the application relates already has an area of hardstanding which provides foundations for the proposed development.



Figure 1 Image of application site taken by case officer.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single-storey, timber-clad ancillary residential annexe in the rear garden to provide accommodation for a family member. The outbuilding would include a sauna room accessed externally, and the internal areas would include a bathroom and kitchenette for the family member residing there. A decking area would also create a sitting out space. There is no side or rear access into the garden, and the outbuilding would only be accessible through the main dwelling.

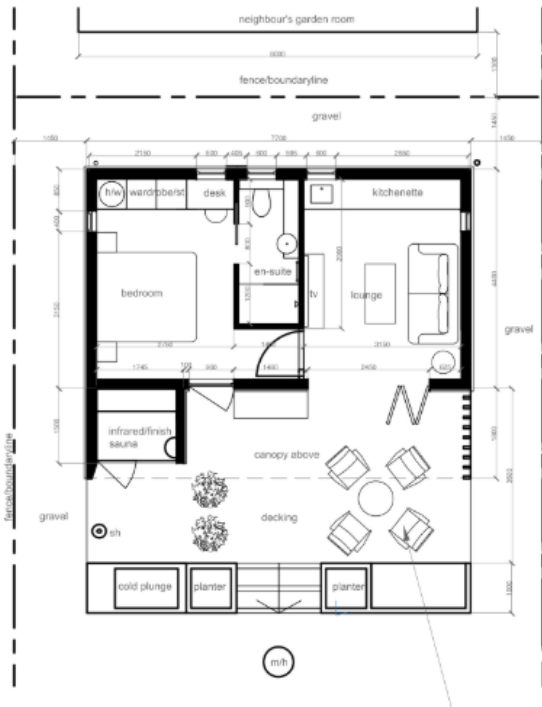


Figure 2 Proposed Floor Plan

2.1. Information submitted:

KRP-ID-001-location plan
KRP-ID-002-existing site plan
KRP-ID-003-proposed site plan
KRP-ID-005-existing elevations
Received by the LPA on 30 January 2026

KRP-ID-004-REV A-proposed floor plans
KRP-ID-006-REV A-proposed elevations
BS5837 Arboricultural Report Feb26v3 – David Randall Tree Consultancy
332 Kidmore Road – Tree Constraints & Protection Plan - February 2026
Received by the LPA on 28 April 2026

3. RELEVANT PLANNING HISTORY

PL/18/0830 - Part two storey and single storey side and rear extension, loft conversion with rear dormer. Application permitted in August 2018.

PL/19/0100 - Non-material amendments to permitted application 180830 - Reduction of extensions and alterations to front of property. Application withdrawn in April 2019.

PL/19/0655 - Part one, part three storey rear extension, front porch and rear terrace. Application permitted in June 2019.

4. CONSULTATIONS

The following were consulted:

- RBC Natural Environment – Revisions and clarification required. Revised AMS and TPP are acceptable.

Site notices were erected on Kidmore Road and Winterberry Way. No letters of representation were received.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Planning Policy Framework 2024
National Planning Policy Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

H9: HOUSE EXTENSIONS AND ANCILLARY ACCOMMODATION

EN14: TREES, HEDGES AND WOODLAND

SPD

Design Guide to House Extensions 2021

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.

6. APPRAISAL

6.1. Land use matters

Policy H9 states “ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately.”

The outbuilding is proposed to be used as ancillary accommodation for an elderly family member. Although the outbuilding will have a bathroom and kitchenette, it is expected that the occupant will use the main dwelling for social and dining functions. The outbuilding is only accessible through the main dwelling and, therefore, has limited capacity to operate as a self-contained dwelling. A condition is recommended to control the use of the outbuilding.

6.2. Character and design

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 outbuilding is of a contemporary design which reflects the recent refurbishment to the main dwelling. It is therefore sympathetic to its location and context. Despite the ground levels, the outbuilding will not appear overbearing or visually dominant to any neighbours. There is also limited to no impact on the character of the surrounding area, as the outbuilding will not be visible from Kidmore Road and limited views, mostly screened by vegetation, can be seen from Gravel Hill. Overall, there are no design concerns.

6.3. Residential amenity

Policy H9 requires householder development to not present an overbearing impact on neighbours. Policy CC8 requires all development to not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.

The proposed outbuilding will be located on a higher ground level compared to the neighbouring property at the rear; however, there is an existing large outbuilding immediately adjacent to the application site in the neighbour's garden, and this acts as a screen for the proposed development. No views will be visible over the roof of the proposed outbuilding. There are no identified risks of harm to amenity for neighbouring residents, nor the occupant of the proposed annexe.

6.4. Trees

Policy EN14 states that new development shall make provision for tree retention and planting within the application site.

Minor pruning is proposed to existing trees, of which T007 is a TPO. The proposed works and protections to existing trees have been revised by the applicant and are considered appropriate and acceptable.

7. CONCLUSION

The proposal has been assessed in line with national and locally adopted policies and is considered in accordance with those policies.

8. RECOMMENDATION

GRANT PERMISSION

Recommended conditions:

1. Time limit (standard)
2. Approved plans
3. Materials as specified
4. Tree protection as specified
5. Use restriction – ancillary or incidental to main dwelling only