

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/26/0306 Householder planning permission

Address: 278 Henley Road, Caversham, Reading, RG4 6LS

Proposal: Proposed single storey side extension

Applicant: S Smith

Received date: 10/03/2026

Target Decision date: 01/05/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a chalet style, two-storey detached (arts and crafts era) dwellinghouse which is set back and located upgradient on the northern side of Henley Road. The property building itself and the neighbouring properties are largely on level ground to the left and the right, whilst the neighbour to the rear is set upgradient from the host property. The property has an existing smaller single storey side extension which will be demolished to make way for the new extension. The property is not listed nor set within a conservation area.

Date of site visit: 24th March 2026



Looking north towards front elevations

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a single storey side extension with part pitch/part flat wrap around roof. The extension will measure 3.5m in width, circa 3.6m in height and extends the full length of the host property. A small window and door will be placed in the front elevation along with a set of French or sliding patio doors in the rear elevation leading into the garden. Two large skylights are to be placed on the flat roof.

The proposed extension walls will be finished in part render and part brick to match the host property. The part pitched, part flat roof will match the host property in terms of materials.

Internal reconfiguration will create a new pantry, a boot room and a family kitchen.



Plans & documents considered:

Drawing no: 25051-PD-01 - Existing Ground Floor Plan, dated Sep 25

Drawing no: 25051.PD-02 - Existing First Floor Plan, dated Sep 25

Drawing no: 25051.PD-03 - Existing Elevations, dated Sep 25

Drawing no: 25051.PD-04 - revision A - Proposed Ground Floor Plan, dated Feb 26

Drawing no: 25051.PD-05 - revision A - Proposed First Floor Plan, dated Feb 26

Drawing no: 25051.PD-06 - revision A - Proposed Elevations, dated Feb 26

Drawing no: 25051.PD-07 - Block & Location Map, dated Feb 26

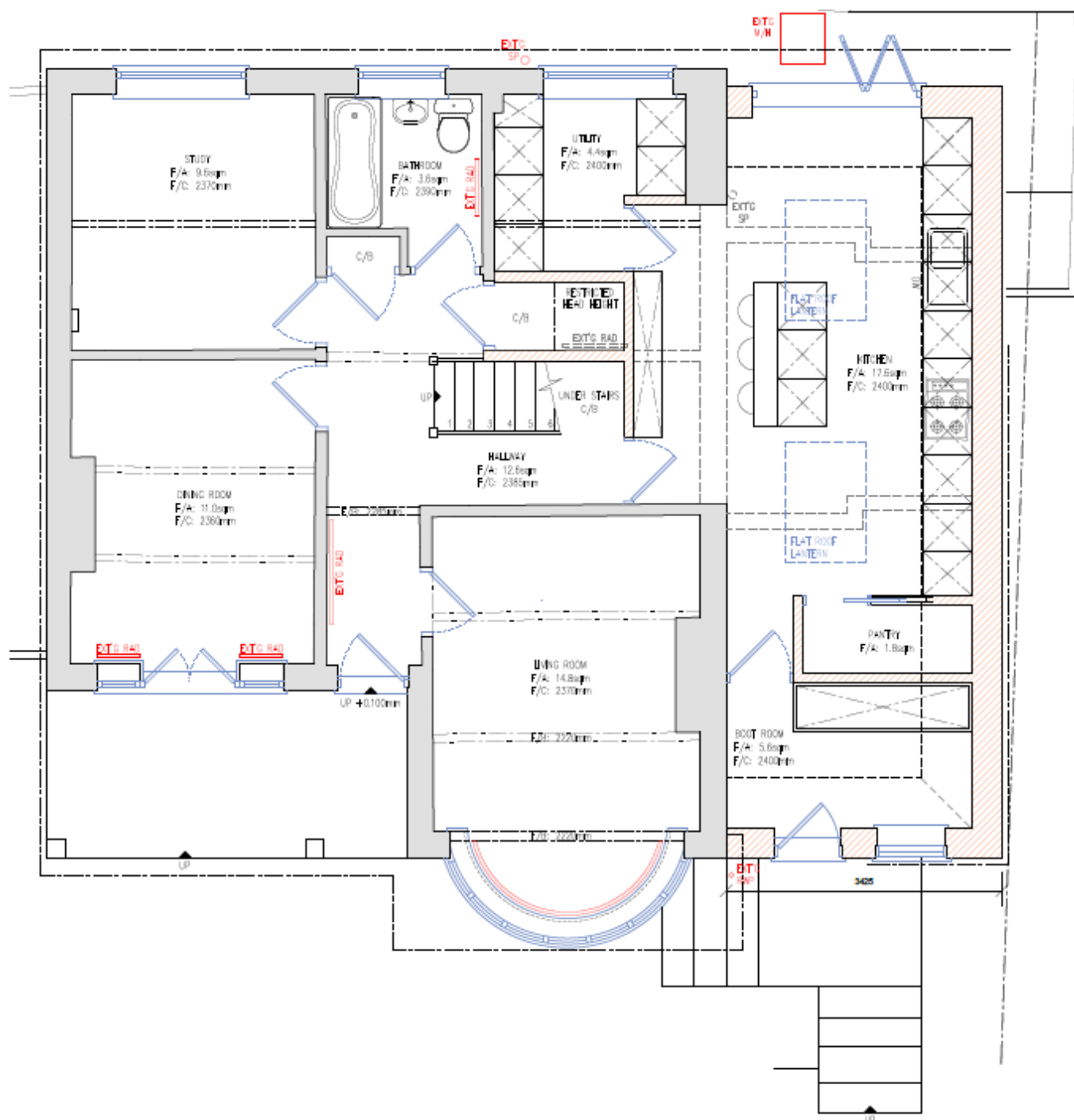
Received by the Local Planning Authority on 6th March 2026



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN

3. RELEATED PLANNING HISTORY

None.

4. CONSULTATIONS

Internal:

- No internal consultees

External:

- The planning notice was attached to a nearby telegraph pole on 24th March and left in place for the 21-day statutory 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

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)
H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

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 proposed single storey side extension is subservient to the host property and respects the character of the host property. It would preserve the distinctive main roof form, curved front bay and chimney. Materials for the wall and roofs will match the host property.

The proposal respects the design, the materials, the character and fits in with the layout and pattern of neighbouring properties 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 proposed development has no side facing windows looking out onto neighbours – neighbouring amenity is therefore protected. The proposal is single storey and is not considered overbearing. The property retains ample outdoor space for amenity purposes. The proposal is not considered to be detrimental to the host property or wider streetscene 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

GRANT

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M3
PD5