

28 Coldicutt Street,  
Caversham,  
Reading,  
RG4 8DU

Retrospective permission for the demolition of an  
outbuilding and erection of a replacement outbuilding  
incidental to the enjoyment of the dwellinghouse

**Applicant(s):**

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**Document Control / Issue Sheet****Project:**

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**Site Address:**

28 Coldicutt Street, Caversham, Reading, RG4 8DU

**Client:**

Mr Michael Krol

**Prepared By:**

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## **1. Introduction**

1.1 This Planning Statement has been prepared in support of a householder planning application at 28 Coldicutt Street, Caversham, Reading, RG4 8DU. The application seeks retrospective planning permission for the demolition of an outbuilding and the erection of a replacement outbuilding incidental to the enjoyment of the dwellinghouse.

1.2 The application has been submitted following correspondence from Reading Borough Council in respect of the works undertaken and is intended to regularise the development. The accompanying statement assesses the proposal against relevant national and local planning policy, with particular regard to flood risk, and demonstrates that the development is acceptable in planning terms.

## **2. Site and Surroundings**

2.1 The application site comprises a residential property located on Coldicutt Street in Caversham, to the north of Reading town centre and north of the River Thames. The surrounding area is characterised by established residential development, consisting predominantly of two-storey dwellings set within defined plots and residential curtilages.

2.2 The application site includes a rear garden within which the outbuilding subject to this application is located. The site is typical of the prevailing pattern of development in the area, with domestic outbuildings and ancillary structures commonly found within garden areas. Properties adjacent to the site also include outbuildings of a similar scale and nature, reinforcing the established character of such development within the locality.

2.3 The site is not located within a Conservation Area and there are no listed buildings within the immediate vicinity. No trees are affected by the development, and there are no Tree Preservation Orders relevant to the site.

2.4 The site lies approximately 225m north of the River Thames and is identified within Flood Zone 3. Notwithstanding this designation, the site forms part of an established residential area and is not isolated or undeveloped land.

## **3. Planning and Enforcement History**

3.1 A review of the planning history for the site confirms that the property has been subject to a number of applications relating to domestic extensions in recent years.

3.2 Under reference PL/19/0195, prior approval was granted for a larger home extension under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, with the Council confirming that prior approval was not required. Subsequently, planning permission was granted under reference PL/19/0590 for a single storey rear extension with internal alterations. A separate application under reference PL/19/0095 for a Certificate of Lawfulness was withdrawn.

3.3 These applications demonstrate the established pattern of residential development at the site and confirm that the property has been subject to ongoing domestic alteration and improvement.

3.4 The current application has been submitted following correspondence from Reading Borough Council in respect of an outbuilding located to the rear of the property. The Council has identified that the structure, as constructed, does not comply with the provisions of permitted development, including matters relating to height and the nature of the use, and has requested that a planning application be submitted to regularise the development.

3.5 The concerns raised relate to the scale of the structure and the presence of internal facilities which may give rise to a use beyond that which would be considered incidental to the enjoyment of the dwellinghouse. The Council has also identified the need to demonstrate that the development does not give rise to adverse impacts in respect of flood risk, character and appearance, or residential amenity.

3.6 This application is therefore submitted in response to that request and seeks to regularise the development through a full assessment of the relevant planning considerations.

#### **4. Proposed Development**

4.1 The application seeks retrospective planning permission for the demolition of a former outbuilding and the erection of a replacement outbuilding within the rear garden of the host dwelling.

4.2 The outbuilding is positioned to the rear of the site within the established residential curtilage and occupies broadly the same location as the previous structure. The scale and form of the building are typical of a domestic outbuilding and remain subordinate to the host dwelling.

4.3 The structure has been constructed as a single-storey building with a domestic appearance, consistent with the character of garden outbuildings commonly found within the surrounding area. The footprint of the building does not extend beyond that of the previous outbuilding, and there is no encroachment into previously undeveloped parts of the garden. Furthermore, the previous outbuilding's roof was slightly overhanging onto the neighbour's garden which now doesn't happen.

4.4 The outbuilding is used for purposes incidental to the enjoyment of the dwellinghouse. It does not form a separate planning unit and is not intended for independent residential occupation. The use remains functionally and physically linked to the main dwelling. While not a planning matter, it is worth mentioning that the electricity and the water supply comes from the main house, so the outbuilding remains parasitic to the main dwelling.

## 5. Planning Considerations

5.1 This section of the statement assesses the proposed development against the relevant provisions of the development plan and material planning considerations, including national policy as set out in the National Planning Policy Framework and local policy contained within the Reading Borough Local Plan. The assessment focuses on the key issues arising from the proposal, including design and character, residential amenity, the use of the outbuilding, and flood risk, and demonstrates that the development is acceptable when considered in the round.

### Design and the Public Realm

5.2 Policy CC7 of the Reading Borough Local Plan requires development to be of high design quality that maintains and enhances the character and appearance of the surrounding area.

5.3 The application site is located within an established residential area characterised by traditional terraced dwellings and associated domestic outbuildings located within rear garden areas. The proposed development comprises a replacement outbuilding of a scale, form and appearance typical of such structures.

5.4 The outbuilding is modest in scale, single storey in form, and remains clearly subordinate to the host dwelling. It is constructed in red brick with white uPVC windows and doors, and incorporates a flat black felt roof. These materials and finishes are commonly found within residential environments and reflect the domestic character of the surrounding area.

5.5 The proposal has also been considered against the Reading Borough Council Design Guide to House Extensions Supplementary Planning Document (2021). In particular, Section 7.6 advises that outbuildings within gardens should complement the appearance of the main dwelling and reflect its design characteristics through appropriate materials and detailing, whilst avoiding harm to neighbouring amenity or character.

5.6 In this regard, the replacement outbuilding reflects the domestic character of the host dwelling and surrounding area, utilising appropriate materials and a simple, functional design typical of garden structures. The development does not result in any material harm to the character or appearance of the site or its surroundings.

5.7 Its siting within the rear garden reflects the established pattern of development within the locality, where similar outbuildings are commonly present within residential curtilages, including on neighbouring properties.

5.8 In this context, the proposal responds positively to its local surroundings and reinforces the prevailing character of domestic garden development. The scale, massing, and choice of materials ensure that the structure integrates appropriately with its surroundings and does not appear visually intrusive or out of keeping with the established built form.

5.9 Accordingly, the proposal is considered to comply with the objectives of Policy CC7 and the guidance set out within the Design Guide SPD.

### Residential Amenity

5.10 Policy CC8 of the Reading Borough Local Plan seeks to ensure that development does not result in a detrimental impact on the living conditions of existing or future occupiers.

5.11 The proposed development comprises the replacement of a previous outbuilding within the rear garden of the site, occupying broadly the same footprint and position as the former structure, and being only marginally larger in scale. As such, the proposal does not introduce a new or intensified form of development, but maintains the established pattern of built form within the site.

5.12 In terms of privacy and overlooking, the outbuilding does not contain openings positioned such that they would give rise to direct or harmful views into neighbouring properties. The window facing north is obscure glazing. The single-storey scale and siting within the rear garden ensure that any intervisibility is limited and consistent with that typically experienced within residential environments.

5.13 With regard to scale, height and massing, the structure remains modest and subordinate to the host dwelling. Given that a building previously occupied the same location, the proposal does not result in any materially greater sense of enclosure, loss of outlook, or overbearing impact on neighbouring occupiers.

5.14 The proposal would not give rise to any unacceptable impacts in respect of daylight or sunlight. Its height and positioning ensure that there is no significant overshadowing of neighbouring habitable rooms or garden areas.

5.15 The use of the outbuilding is incidental to the enjoyment of the dwellinghouse and would not generate noise, disturbance, or activity levels beyond those typically associated with a residential property. There would be no impacts arising from traffic, servicing, or other operational factors.

5.16 It is also noted that neighbouring properties include outbuildings of a similar scale, including structures located in close proximity to shared boundaries. This established context further demonstrates that the presence of such development does not give rise to unacceptable impacts on residential amenity.

5.17 Accordingly, the proposal complies with the requirements of Policy CC8, with no unacceptable impacts identified in respect of the living conditions of neighbouring occupiers.

### Flood Risk

5.18 The site is located within Flood Zone 3 and, more specifically, within the functional floodplain (Flood Zone 3b). National policy set out in the National Planning Policy Framework seeks to avoid inappropriate development in areas at highest risk of flooding and to ensure that development is directed to areas of lower risk where possible. Where development is necessary, it should be made safe for its lifetime without increasing flood risk elsewhere.

5.19 The NPPF confirms that minor development, including householder development, is not subject to the sequential or exception tests, although proposals must still be supported by a site-specific Flood Risk Assessment (FRA) and demonstrate that flood risk can be appropriately managed.

5.20 At the local level, Policy EN18 of the Reading Borough Local Plan requires development in areas at risk of flooding to avoid increasing flood risk, including ensuring that development does not reduce the capacity of the floodplain to store water, impede flood flows, or increase risks to life and property.

5.21 A site-specific Flood Risk Assessment has been prepared and submitted in support of this application. The FRA confirms that the site is located within Flood Zone 3b and is subject to fluvial flood risk, with potential flood depths of approximately 1.02m during extreme events.

5.22 Notwithstanding this position, the proposal relates to the replacement of an existing outbuilding within an established residential curtilage, rather than the introduction of new development into previously undeveloped floodplain. A structure has historically occupied this part of the site, and the proposal maintains this established baseline.

5.23 The replacement outbuilding occupies broadly the same footprint and position as the former structure and does not extend built development further into the floodplain. As confirmed within the FRA, the proposal would not result in any loss of flood storage, would not impede the flow of floodwater, and would not increase flood risk elsewhere. In this respect, the proposal accords with the requirements of Policy EN18.

5.24 The FRA further confirms that the development incorporates appropriate flood resilience measures, including the use of suitable materials and the positioning of services above predicted flood levels, to ensure that the building can recover effectively following a flood event. Whilst it is acknowledged that the ideal finished floor level cannot be achieved due to site constraints and a need to maintain a reasonable internal ceiling height, the proposal nevertheless represents a managed and improved situation relative to the existing arrangement.

5.25 The development is minor in scale and would not materially alter surface water runoff characteristics. The proposal would not increase runoff rates or volumes beyond the existing situation and therefore would not give rise to adverse impacts in respect of drainage. In addition, it is noted that the existing hardstanding within the rear garden, including the patio and access path, benefits from permitted development rights under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, the established level of hard surfacing at the site represents a lawful fallback position and would not be altered in a manner that would increase flood risk.

5.26 The FRA confirms that residual risks associated with flooding are understood and can be managed, including through the use of flood warning systems and the provision of safe refuge within the building.

5.27 In overall terms, the proposal represents a neutral, and in some respects improved, position in flood risk terms, maintaining the existing situation without giving rise to any increase in flood risk elsewhere. When considered in this context, and having regard to the supporting FRA, the development is considered to accord with the objectives of national and local planning policy in respect of flood risk.

#### Other Matters – Use of Outbuilding

5.28 The Local Planning Authority has raised concerns in respect of the potential for the outbuilding to function as a self-contained or independent unit of accommodation, particularly in light of the presence of internal facilities.

5.29 It is important to clarify that the outbuilding is not used, nor is it intended to be used, as a separate unit of residential accommodation. The use of the building is wholly incidental to the enjoyment of the main dwellinghouse.

5.30 Whilst a sink and freezer are present within the outbuilding, these are common domestic features and do not constitute cooking facilities. The freezer has been located within the outbuilding due to space constraints within the main dwellinghouse and is functionally linked to the primary residential use of the property.

5.31 There are no cooking facilities within the building, and no first or second fix services have been installed that would facilitate the introduction of a kitchen either now or in the future. As such, the building is not capable of operating as a self-contained unit. It is also worth noting that although building control initially demanded a heat sensor be installed, they have now dropped that demand on the basis that they agree that no cooking facilities are present in the outbuilding.

5.32 The outbuilding is used for purposes such as a home gym and office, which are typical and reasonable incidental uses within a residential curtilage. These uses remain subordinate to, and dependent upon, the main dwelling and do not give rise to a separate planning unit.

5.33 Accordingly, the use of the outbuilding falls squarely within the definition of incidental use and does not represent a material change of use or the creation of an independent residential unit. There is no intensification of use and no associated impacts in terms of activity, noise, or comings and goings beyond those ordinarily associated with a single dwelling.

5.34 For these reasons, the proposal does not give rise to any planning concerns in respect of use, and the development is considered acceptable in this regard. If considered necessary, a planning condition could be imposed to restrict the use of the outbuilding to purposes incidental to the host dwellinghouse.

## 6.0 Planning Balance

6.1 The proposed development has been assessed against the relevant provisions of the development plan and material considerations, including national policy.

6.2 It is acknowledged that the site lies within Flood Zone 3b, where national policy seeks to avoid inappropriate development. However, it is important to recognise that the proposal does not introduce new built development into previously undeveloped floodplain, but instead relates to the replacement of an existing outbuilding within an established residential curtilage.

6.3 The development occupies broadly the same footprint and position as the previous structure and does not result in any encroachment into additional areas of the floodplain. As demonstrated within the submitted Flood Risk Assessment, the proposal does not reduce flood storage capacity, does not impede flood flows, and does not increase flood risk elsewhere. In this respect, the development accords with the objectives of Policy EN18 and the wider aims of national policy.

6.4 In design terms, the outbuilding is modest, subordinate to the host dwelling, and constructed using materials that are typical of residential environments. The proposal preserves the character and appearance of the area and complies with Policy CC7.

6.5 The development also gives rise to no unacceptable impacts on residential amenity. The outbuilding replaces an existing structure on a similar footprint and is only marginally larger in scale. It does not result in any material overlooking, loss of light, overbearing impact, or loss of outlook to neighbouring occupiers, in accordance with Policy CC8.

6.6 In respect of use, the outbuilding remains incidental to the enjoyment of the dwellinghouse and does not constitute a separate planning unit. There are no cooking facilities or infrastructure in place that would enable independent residential occupation, and the building is used for purposes typical of a residential curtilage, such as a home gym and office.

## 7.0 Conclusion

7.1 This application seeks retrospective planning permission for the demolition of a former outbuilding and the erection of a replacement outbuilding incidental to the enjoyment of the dwellinghouse at 28 Coldicutt Street, Caversham.

7.2 The proposed development has been carefully assessed against the relevant provisions of the development plan and material considerations, including national policy. Whilst it is acknowledged that the site lies within Flood Zone 3b, the proposal relates to the replacement of an existing structure within an established residential curtilage and does not introduce new built development into previously undeveloped floodplain.

7.3 The submitted Flood Risk Assessment demonstrates that the development would not result in any loss of flood storage, would not impede flood flows, and would not increase flood

risk elsewhere. The proposal therefore represents a neutral position in flood risk terms, whilst incorporating appropriate resilience measures.

7.4 The development is modest in scale, subordinate to the host dwelling, and constructed using materials typical of the surrounding area. It preserves the character and appearance of the locality and complies with Policy CC7. Furthermore, the proposal gives rise to no unacceptable impacts on neighbouring amenity, in accordance with Policy CC8.

7.5 The use of the outbuilding remains incidental to the enjoyment of the dwellinghouse and does not constitute a separate planning unit. There are no cooking facilities or infrastructure that would enable independent occupation.

7.6 When considered in the round, the proposal does not give rise to any material planning harm and complies with the relevant policies of the development plan. Accordingly, planning permission should be granted.