

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0346 Householder planning permission

Address: 14 MATLOCK ROAD, CAVERSHAM, READING, RG4 7BS

Proposal: Erection of rear extension and new pitched roof to existing extension.

Applicant: Mr Harry Cronin

Received date: 13/03/2026

Target Decision date: 12/05/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a two-storey semi-detached property with existing single-storey rear extensions, comprising a flat-roofed utility/shower room and a gable-roofed workshop. The site also benefits from an existing consent for a single-storey infill rear extension measuring 6m in depth, 3.9m in maximum height, and 3m in eaves height, confirmed under Ref: PL/26/0062, for which prior approval was not required. Properties along Matlock Road are commonly characterised by modest front gardens. The surrounding area is predominantly residential.

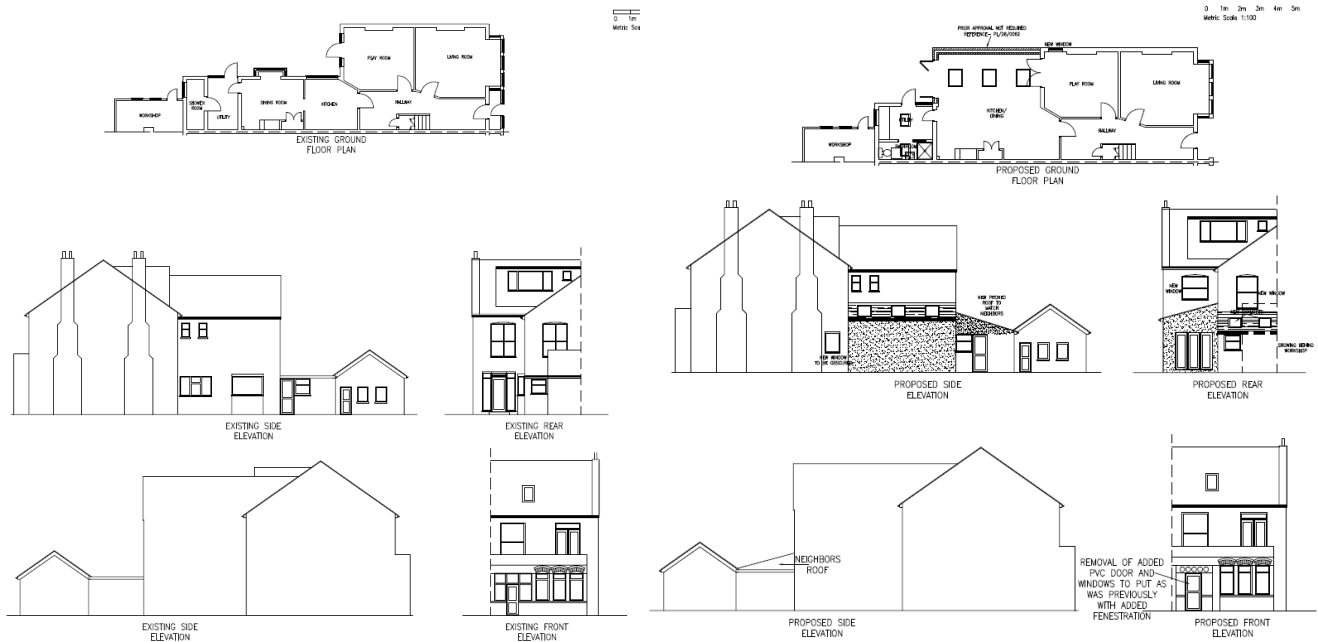


Front views of 14 Matlock Road from Google Street View, dated 05/2025; Rear view taken 10/04/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks to amend the flat and pitched roof form approved under Ref: PL/26/0062 to a full mono-pitched roof for the infill single-storey rear extension, with an eave's height and overall height of approximately 3m and 3.9m, respectively. Additionally, a new mono-pitched roof incorporating two rooflights is proposed over the existing single-storey rear extension, alongside internal reconfiguration of the shower room and utility. To facilitate the alterations to the roof design, two existing first-floor rear-facing windows would be reduced in size.

Furthermore, the proposal includes the introduction of a south-east-facing obscured-glazed side window at the ground-floor level of the main dwelling, as well as the removal of the existing front porch enclosure windows and door frame, to be replaced with decorative ornamental fretwork, forming an open porch. All proposed materials would match those of the existing property.



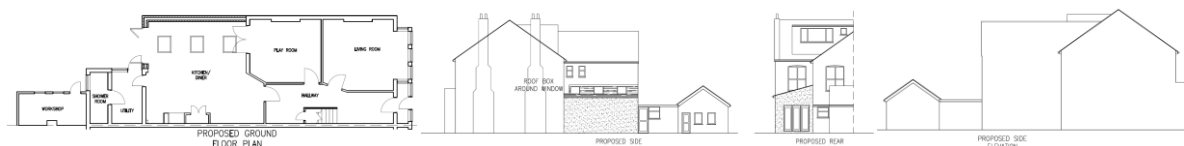
Existing and proposed plans and elevations

Plans/information considered:

- Drawing No. AS02725-BP10 – Block Plan, received 13/03/2026.
- Drawing No. AS02725-10 Rev C – Existing plans and elevations, received 13/03/2026.
- Drawing No. AS02725-LP01 – Location plan, received 13/03/2026.
- Ref: AS02725 – Design and Assessment Statement, prepared by RRS Design, dated 08/05/2026, received 11/05/2026.
- Drawing No. AS02725-11 Rev G – Proposed plans and elevations, received 11/05/2026.

3. PLANNING HISTORY

PL/26/0062 - Rear extension measuring 6.0m in depth, with a maximum height of 3.9m, and 3.0m 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, dated 03/03/2026.



Ref: PL/26/0062 - Plans submitted not required prior approval

4. CONSULTATIONS

A site notice was displayed near the application site. The 21-day consultation period was from 10/04/2026 to 01/05/2026.



One objection received as follows:

We would like to submit the following comments in relation to the planning application ref. PL/26/0346.

While we do not object in principle to the introduction of a new ground-floor window on the side elevation, we have concerns regarding the potential for overlooking into our living space (and vice versa). This arises from the proposed window's closer proximity to the boundary, as well as the difference in internal floor levels within our property, which increases visibility.

The existing kitchen window on this elevation is set further back from the boundary, which helps to limit overlooking and maintain privacy.

An alternative may be to explore placing the new window opening on the other side of the chimney stack, as this would reduce the likelihood of overlooking between the properties.

Should you be minded approving the proposal as submitted, we would request that any new ground-floor side window be conditioned to have obscured glazing.

Communication with the agent:

To address concerns regarding the proposed arrangement for the front elevation, as well as privacy issues arising from the introduction of the side window close to the shared boundary with No. 12, further information and revised plans have been submitted by the agent following a request from the Case Officer.

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

Although the infill single-storey rear extension has been submitted and confirmed as not requiring Prior Approval under Ref: PL/26/0062, it has also been assessed as part of this application. This is because the extension is included within the submitted drawings and had not been implemented at the time of the Case Officer’s site visit.

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 infill single-storey rear extension with a mono-pitched roof is considered acceptable in terms of its size and design, given that it's modest and would use matching materials. Ref: PL/26/0062 confirms that Prior Approval is not required for the development of this scale, which is a fallback position for the proposed infilled single-storey rear extension.

In addition, the proposed mono-pitched roof over the existing utility and shower room is considered to represent an improvement in design, better respecting the form of the main dwelling.

The proposed removal of the front porch enclosure, including the windows and door frame, would result in a recessed open porch featuring decorative fretwork. No. 20 Matlock Road has a similar feature; therefore, this proposed development is considered a minor alteration that would enhance the character and appearance of both the host dwelling and the wider street scene. Although the paired property at No. 16 Matlock Road currently shares a similar window and door arrangement with the application site, the proposed changes would not result in unacceptable harm, and the revised front elevation is considered an improvement overall.

With regard to the reduction in size of the first-floor rear windows, this is not considered to result in significant harm to the appearance of the rear elevation, given the retention of their general location and proportions.

Overall, the proposed development is considered to comply 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.

There are no identified concerns in terms of overbearing impact or loss of light arising from the proposed development, as it maintains a reasonable separation from the shared boundaries and is limited to a single-storey scale.

With regard to potential privacy impacts, the proposed side window facing No. 12 would be obscure-glazed and, given its ground-floor position and direct orientation towards the shared boundary, it is not considered to give rise to unacceptable overlooking.

Adequate private outdoor amenity space would be retained following completion of the development.

The proposal is, therefore, considered to comply with Policies H9, H10 and CC8 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)
Hours Of Construction/Demolition
No New Openings
Obscure Glazing