

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0507 Householder planning permission

Address: 177 UPPER WOODCOTE ROAD, CAVERSHAM, READING, RG4 7JR

Proposal: Proposed ancillary building to the rear of the site for gym & store.

Applicant: Mr & Mrs Singh

Received date: 14/04/2026

Target Decision date: 10/06/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

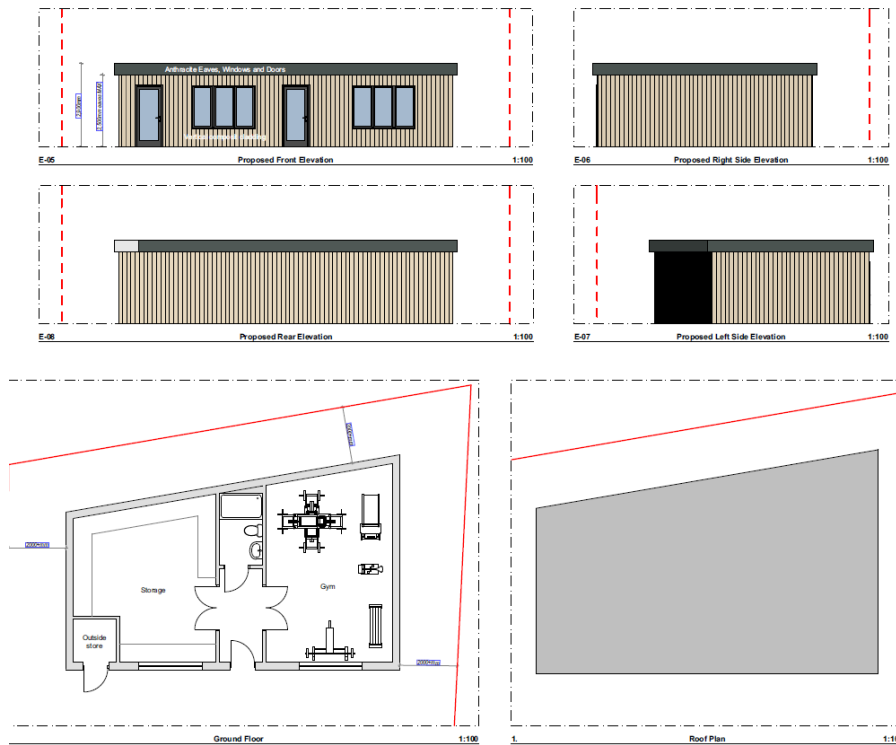
The application site comprises a two-storey detached dwellinghouse located on the western side of Upper Woodcote Road. The site benefits from a spacious front driveway and a large rear garden. The surrounding area is characterised by low-density residential development, consisting predominantly of large dwellings set within generous plots, with building scales ranging from bungalows to two-storey dwellings. Along this part of Upper Woodcote Road, two-storey dwellings are predominant, and most properties have outbuildings within their rear gardens. The site is located within an Air Quality Management Area.



Front view of 177 Upper Woodcote Road, view of the proposed position, taken 29/04/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for a proposed outbuilding at the bottom of the rear garden, measuring approximately 11.63m in width and 5.51m to 7.51m in depth. Except for the proposed eastern wall, all other elevations would be set 2m off the boundary. The new outbuilding would have a flat roof with a height of 2.9m. All windows and doors would face east, towards the rear elevation of the main property. The proposed walls would be finished in vertical composite cladding, while the eaves, windows and doors would be in anthracite. It is intended to be used as a gym and for storage.



Proposed plans and elevations

Plans considered:

- Location Plan, dated and received 14/04/2026.
- Drawing No. PL-01 Annex Plans (003), dated 09/10/2025, received 14/04/2026.
- Drawing No. PL-13 Proposed Site Plan Rev A, dated and received 29/04/2026.

3. PLANNING HISTORY

- PL/17/0909 - Erection of two-storey dwelling with integral garage. Permitted subject to Legal Agreement, 31/01/2018.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no development within Article 3, Schedule 2, Class A (enlargement improvement or alteration), Class B (roof enlargement) or Class E (outbuildings) shall be carried out within the application site without the grant of planning permission having first been obtained from the local planning authority. Reason: Due to the proximity to neighbouring dwellings in the interests of the privacy and outlook of neighbouring dwelling. In accordance with Policies CS7 of the Core Strategy 2008 (altered 2015) and Policies DM4 and DM11 of the Sites and Detailed Policies Document 2012 (2015).

Permitted

development rights for Class E (outbuildings) were removed under permission PL/17/0909.

4. CONSULTATIONS

- Chazey Barn, Blagrove Farm Lane, Caversham, Reading, RG4 7JX, was consulted by letter dated 30/04/2026. No letters of representation were received by 21/05/2026, the end of the 21-day consultation period.

- A site notice was displayed near the application site. The 21-day consultation period was from 29/04/2026 to 20/05/2026. No letters of representation have been received.



Site Notice

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

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 outbuilding is considered acceptable in terms of size and scale, given that 177 Upper Woodcote Road is a spacious plot featuring a large rear garden. The proposed materials are not considered to detract from the host dwelling. The development would not be visible from the street.

Overall, the proposal is not considered to have any harmful impact on the character and appearance of the host dwelling or the street scene. It, therefore, complies 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 issues in terms of overlooking, overbearing impact, or loss of light to neighbouring properties, given that the proposed outbuilding would be set 2m away from the shared boundary and that no side windows are proposed. In addition, the existing green hedge provides screening for adjoining properties. Its use as a gym and storage space is also considered incidental to the residential use of the main house. Sufficient private outdoor amenity space would be retained within the rear garden.

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 (As Specified)