

DELEGATED APPLICATION REPORT

Ward: Caversham

App Ref: PL/26/0497 Householder planning permission

Address: 18 HEMDEAN RISE, CAVERSHAM, READING, RG4 7SA

Proposal: Elevated Single Storey Rear Extension

Applicant: Faye Adams

Received date: 13/04/2026

Target Decision date: 08/06/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site comprises a semi-detached residential dwelling on the east side of Hemdean Rise in Caversham. The property has a relatively long rear garden which slopes downward. There are mature trees on and adjacent to the application site. The surrounding area is predominantly residential. The property is not listed, nor is it located within a conservation area.

Site visit date: 23/04/2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension with a flat roof. The extension is at ground floor level, however, due to the sloping nature of the site, the property appears almost as three stories at the rear. As a result, the proposed extension would be elevated. The proposed extension would have a green roof with 2 rooflights, and the walls are to be green corrugated metal cladded with fixings painted to blend in. Patio doors and one window would be located in the rear elevation facing towards the garden, and there would be steps leading to the doors enclosed by an iron balustrade.

Plans/documents considered:

Drawing No. 001 – Location Plan received 13th April 2026

Drawing No. 280 – Proposed Elevations received 13th April 2026

Drawing No. 051 – Proposed Site Plan received 13th April 2026

Drawing No. 111 – Existing Basement and Ground Level received 13th April 2026

Drawing No. 180 – Existing Elevations received 13th April 2026

Drawing No. 221 – Proposed First Floor and Roof Level received 13th April 2026

Drawing No. 121 – Existing First Floor and Roof Level received 13th April 2026

Drawing No. 211 – Proposed Basement and Ground Level received 13th April 2026

Materials Details received 27th April 2026

Additional material details were received via email from the agent received on 30th April 2026.

Proposed Plans:



3. CONSULTATIONS

A site notice was displayed near the front of the property by the case officer on 23rd April 2026 for a period of 21 days.

No letters of representation have been received.

4. RELEVANT PLANNING HISTORY

None

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
National Planning Practice Guidance

Reading Borough 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 SPD 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 extension has a depth of approximately 3.12m which complies with the 4m guidance for rear extensions within the Design Guide to House Extensions SPD. The proposed extension has been designed to remain subservient to the main dwelling, ensuring it does not dominate the existing property. As the extension is contained at the rear of the site, it would not have a harmful impact on the street scene. In terms of design, while the proposed extension is not traditional in appearance and the green corrugated cladding differs from the materials used on the main house, and within the area, its position at the rear of the site, partially screened by trees reduces its visual impact. On balance, due to its location at the rear, along with the varied appearances of outbuildings and extensions within the surrounding area, combined with the positive provision of a green roof, the proposal is considered acceptable in this instance.

The location of rear extension marked with an 'x' on google image below:



Overall, the proposal is not considered to cause harm to the character of the existing dwelling or the wider area and therefore complies with policies H9 and CC7.

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.

It is not considered that the proposed extension would cause significant detrimental harm to neighbouring amenity.

With regard to the attached neighbouring property at no. 16 Hemdean Rise, no adverse impacts are identified in relation to overbearing effects or loss of sunlight/daylight. This is due to the neighbouring property having an existing rear extension up to the shared boundary. The proposed extension would not exceed the depth of the neighbours existing rear extension, albeit the height is slightly greater. Nevertheless, the proposed development would still be largely screened by the existing extension on this side of the application property.

On the other side of the application property, there is a significant distance between the proposed development and the nearest building within the Hemdean House School site. At the rear of the application site, there is a long garden and then a gap with some garages before the rear gardens of the Hemdean Road neighbouring properties are reached. Although the proposed development would be situated on higher ground, the separation distance, combined with the context of the site (with several trees and structures), there are no identified risks of any harm to amenity for these neighbours. Furthermore, the existing arrangement at the rear of the property already includes a raised patio area with similar views across the rear.

For current and any future occupiers of the host dwelling, the proposed works would facilitate an improved standard of accommodation, via the additional space created, and the amount of remaining amenity space is considered acceptable.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposed development is considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan.

Other matters

The proposed development does not involve loss of parking spaces or impact the existing parking or access arrangements.

The trees closest to the proposed development are on lower ground, moreover, the proposed extension sits on stilts so would cause minimal impact to the ground and it is unlikely that tree roots would be affected by the proposal. An informative is attached to this permission to remind the applicant to use tree protection.

The flat roof extension would be covered by a green roof. A green roof is considered a positive addition to the scheme, as green roofs support climate change adaption, enhance biodiversity, and help slow the rate of rainwater runoff. As details of the green roof have not been submitted at application stage, a pre-commencement condition is attached.

The recommendation proposes a pre-commencement planning condition therefore in accordance with section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority served notice upon the applicant to seek agreement to the imposition of such a condition. Notice was served in writing on 13th May 2026 and agreed by the applicant on 14th May 2026.

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 - GRANT

Recommended Conditions:

Time Limit

Materials

Approved Plans

Green Roof