

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0530 Removal/variation of conditions

Address: 7 GURNEY CLOSE, CAVERSHAM, READING, RG4 7LE

Proposal: Two storey side extension and first floor rear extension.

[Variation of Condition to permitted application PL/25/0864 - Require Condition 2 approved plans to be changed to Drawing no: 0000/200 Revision A – Block and Location Plan, dated Mar 2025. Drawing no: 02 Revision D – Floor Plans as Proposed, dated Jan 2026. Drawing no: 03 Revision A – Section and Elevations, dated Jan 2026.]

Applicant: Mr David Rankin

Received date: 20/04/2026

Target Decision date: 15/06/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a two-storey, detached chalet style dwellinghouse located on the western side of Gurney Close, constructed from red brick and tiled pitched roof. The property is not listed, nor within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Variation of Condition to permitted application PL/25/0864 - Two storey side extension and first floor rear extension. Require Condition 2 approved plans to be changed to Drawing no: 0000/200 Revision A – Block and Location Plan, dated Mar 2025. Drawing no: 02 Revision D – Floor Plans as Proposed, dated Jan 2026. Drawing no: 03 Revision A – Section and Elevations, dated Jan 2026.

Plans considered:

Drawing no: 02 Revision D – Floor Plans as Proposed, dated Jan 2026

Drawing no: 03 Revision A – Section and Elevations, dated Jan 2026

Drawing no: 0000/200 Revision A – Block and Location Plan, dated Mar 2025

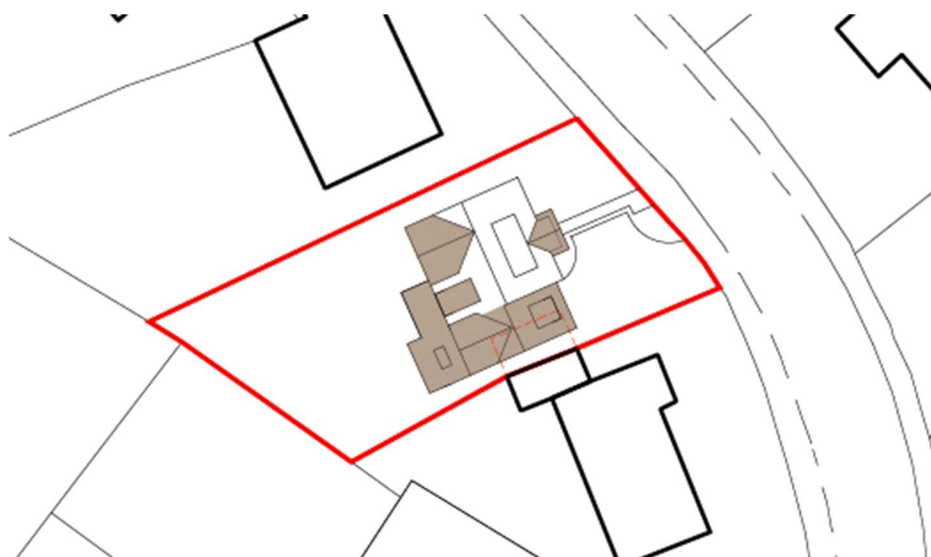
Received by LPA on 20th April 2026



Revised Proposed Front Elevation



Revised Proposed Rear Elevation



Revised Block Plan showing changes from pitched to flat roof dormers on front elevation and centre dormer to the rear changed from pitched to flat roof.

3. RELEVANT PLANNING HISTORY

PL/25/0864 - Two storey side extension and first floor rear extension – Approved June 2025

4. CONDITION TO VARY

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing no: 0000/200 – Block and Location Plan, dated Mar 25

Drawing no: 0000/201 – Ground Floor Plan, dated Mar 25

Drawing no: 0000/202 – First Floor Plan, dated Mar 25

Drawing no: 0000/203 – Proposed Elevations 1of2, dated Mar 25
Drawing no: 0000/204 – Proposed Elevations 2of2, dated Mar 25
Received by the LPA on 12th June 2025

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

5. REVISED CONDITION

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing no: 02 Revision D – Floor Plans as Proposed, dated Jan 2026
Drawing no: 03 Revision A – Section and Elevations, dated Jan 2026
Drawing no: 0000/200 Revision A – Block and Location Plan, dated Mar 2025
Received by LPA on 20th April 2026

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

6. CONSULTATIONS

Internal

Not a requirement.

External

The planning notice was attached to the streetlight column near the front of the property on 14th May 2026 and left in place for a minimum of 21-days for the statutory public consultation period.

No letters of representation have been received.

7. 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 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.

8. 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

9. APPRAISAL

In line with NPPG the proposal is considered a minor material amendment and will result in a development which is not substantially different from the one which was originally approved.

The proposed changes to the front dormers and rear centre dormer are not considered harmful to the host property or wider streetscene. The revised proposal aims to retain the existing flat roof dormers and proposed a new flat roof front dormer – these dormers will match neighbouring properties and enhance the existing streetscene by retaining the original character.

The application is considered compliant with policies CC7, CC8 & H9 of the Reading Borough Council Local Plan 2019.

10. CONCLUSION

The proposed variation to condition 2 is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019)

The development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

11. RECOMMENDATION

GRANT

TL1 amended

AP1

M3

PD5