

DELEGATED APPLICATION REPORT

Ward: Caversham

App Ref: PL/26/0371 Householder planning permission

Address: 20 RECTORY ROAD, CAVERSHAM, READING, RG4 7SH

Proposal: single-storey pitched-roof rear infill extension between the outrigger and boundary, and a flat roof rear extension replacing an earlier rear structure.

Applicant: Carien van Reekum

Received date: 18/03/2026

Target Decision date: 22/06/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The site relates to an end terrace two storey property located on the north side of Rectory Road. The area is predominantly residential, characterised by terraced dwellings on both side of the road. The property is not listed and does not fall within a conservation area. However, it is within an Article 4 Direction Area which removes householder permitted development rights.



Extract of the location plan



Google Earth image

Site visit date: 14/05/2026

Unable to access the rear of the site as no one was present during the site visit. However, there is a side alley running alongside the property that leads to the rear, allowing some views into the garden. Along with the photographs provided within the Design and Access Statement there is enough information to make an assessment.



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for two separate single-storey rear extensions. One extends beyond the existing rear projection, while the other is an infill extension. The materials proposed would match those of the existing dwelling.

Plans considered:

Drawing No. REC25/PL02– Existing Floor Plans received 18th March 2026

Drawing No. REC25/PL03– Existing Roof Plan received 18th March 2026

Drawing No. REC25/PL04 Rev A – Existing Elevations received 18th March 2026

Drawing No. REC25/PL10 Rev C – Proposed Ground and First Floor Plans received 4th June 2026

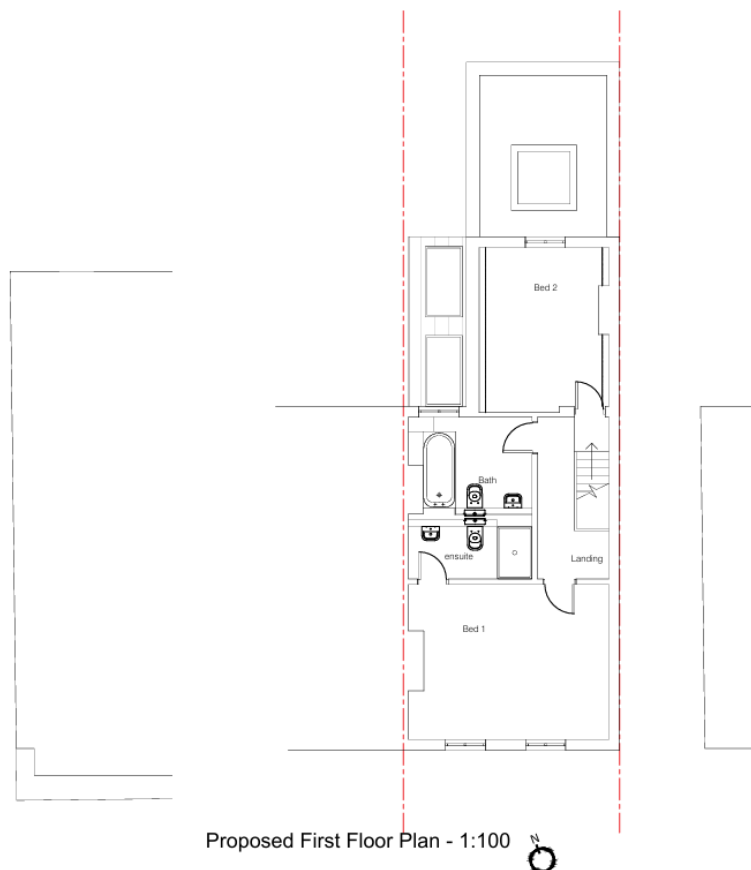
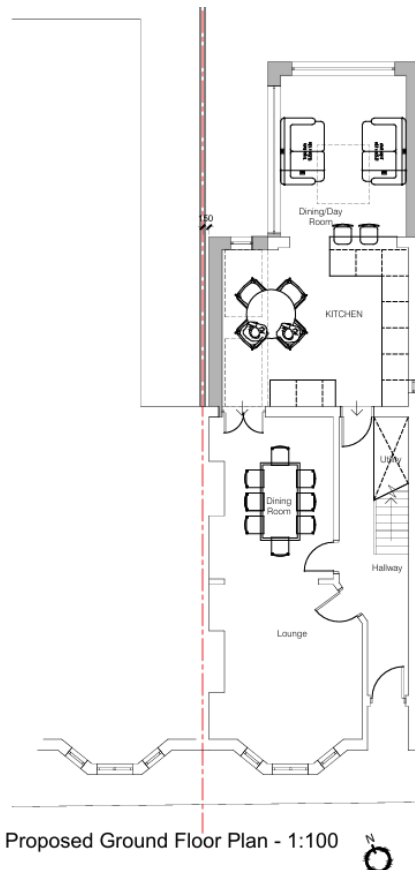
Drawing No. REC25/PL11 Rev C – Proposed Roof Plans received 4th June 2026

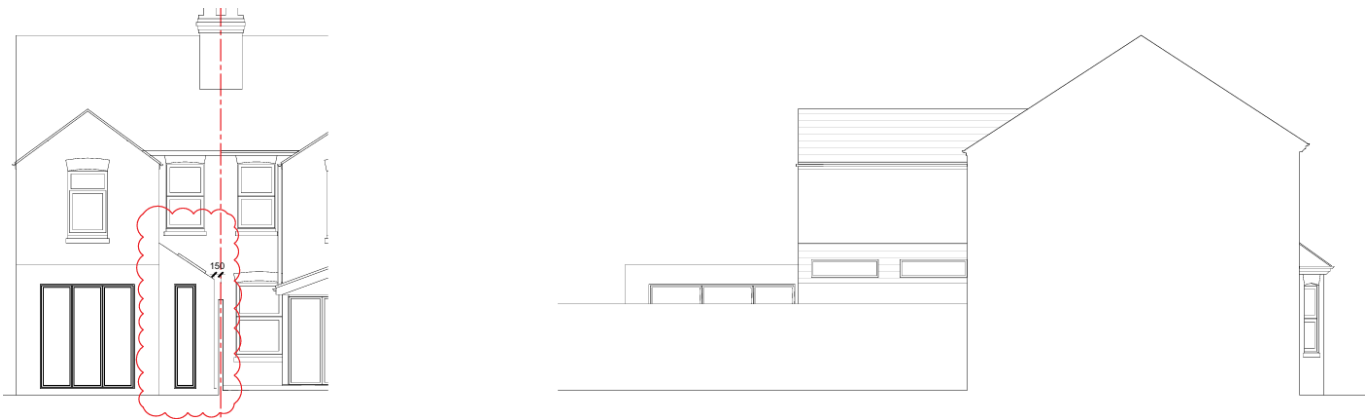
Drawing No. REC25/PL12 Rev D – Proposed Elevations received 4th June 2026

Drawing No. REC25/PL13 Rev D – Proposed Sections received 4th June 2026

Drawing No. REC25/PL01 Rev A – Location and Block Plans received 4th June 2026

Proposed Plans:





3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 14th May 2026 for a period of 21 days.

No letters of representation have been received.

Discussions with applicant/agent

Planning Officers had concerns with the original scheme submitted, the concerns related to the infill rear extension and its proximity to the boundary and the impact this would have on the neighbouring property. Subsequently, the agent submitted revised plans to set the extension away from the boundary.

4. RELEVANT PLANNING HISTORY

PL/25/1567 – Certificate of Lawfulness for Single storey rear extensions – REFUSED 20/01/2026

The above application was refused because the property falls within an Article 4 Direction Area that has removed householder permitted development rights including “the enlargement, improvement or other alteration to a house”.

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 depth of the proposed extensions complies with the 4m guidance for rear extensions within the Design Guide to House Extensions SPD. The proposed extensions are single storey only and they are considered subservient to the existing house. Furthermore, it is considered that the plot can accommodate a development of this size and that the extensions would not dominate the existing property. The materials used would match those of the existing dwelling so that the proposed extensions would integrate well. The development would be contained at the rear of the site, causing minimal harm to the street scene.

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.

The infill rear extension has been designed to ensure that it limits any additional harm on the attached neighbouring property at number 22 Rectory Road. Due to the existing two storey outrigger at the application site, the rear windows of number 22 are already impacted. The eaves height of the proposed infill rear extension is considered fairly modest and is not significantly higher than the existing boundary fence. The maximum height of this element of the development is approximately 3.5m. The mono-pitched roof form slopes away from the boundary to reduce a tunnelling effect. Furthermore, the extension has been set off the boundary by 150mm.

With regard to the rearmost extension, it is considered that there is a sufficient distance between this element of the development and the neighbouring properties. This proposed extension would have a flat roof form to minimise the impact and a maximum height of 3m. Moreover, it replaces an existing single storey rear extension of a similar depth.

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.

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