

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0716 Householder planning permission

Address: 14 WOBURN CLOSE, CAVERSHAM, READING, RG4 7HB

Proposal: Single Storey Rear Extension

Applicant: Anthony Harrop

Received date: 01/06/2026

Target Decision date: 27/07/2026; EOT agreed until 30/07/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The property consists of a two-storey link-detached property via the garage, constructed with brick and tiled pitched roof. An attached garage is positioned to the side of the property approached by a driveway offering off-street parking for one vehicle with a pedestrian door in to the back garden. The property benefits from an ample south facing rear garden which is mainly laid to lawn with a few borders. No trees or bushes are located within 15m of the development as observed at the time of the site visit. A tree subject to a Tree Preservation Order used to be present in the neighbouring garden at no.16 Woburn Close, but this has now been removed. The host property is largely original. Neighbouring properties and properties within the street have been subject to single storey and two-storey rear extensions of differing size and scale. The property is not listed, nor in a conservation or listed.

The site is in an air quality management area.

Site visit date: 16th June 2026



Looking towards the existing front elevation



Looking towards the existing rear elevation

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a single storey rear wrap around extension with part lean-to roof over the kitchen diner and part pitched roof sloping front to back over the kitchen and utility room. The extension will have a maximum depth of 3.6m, a ridge height of 3.6m and an eaves height of circa 2.5m. The extension includes two anthracite grey skylights in the rear facing roof slope and one skylight in the front facing roof slope. Two new windows and a set of Bi-Fold doors will be placed in the new rear elevation finished in white upvc to match existing. Addition of solar panels to front and rear second floor roof slope. The proposed development will create an accessible ground floor bedroom and en-suite shower room, along with other internal reconfiguration.

Plans & documents considered:

Drawing no: MAB-C5343-001 Plans – Location, dated Feb 26

Drawing no: MAB-C5343-051 Plans – Site – Proposed General Arrangement, dated Apr 26

Drawing no: MAB-C5343-111 Plans – Ground, First & Roof Level – Existing General Arrangement, dated Feb 26

Drawing no: MAB-C5343-180 Elevations – Existing General Arrangement, dated Feb 26

Drawing no: MAB-C5343-211 Plans – Ground & First Level – Proposed General Arrangement, dated Apr 26

Drawing no: MAB-C5343-241 Plans – Roof Level – Proposed General Arrangement, dated Apr 26

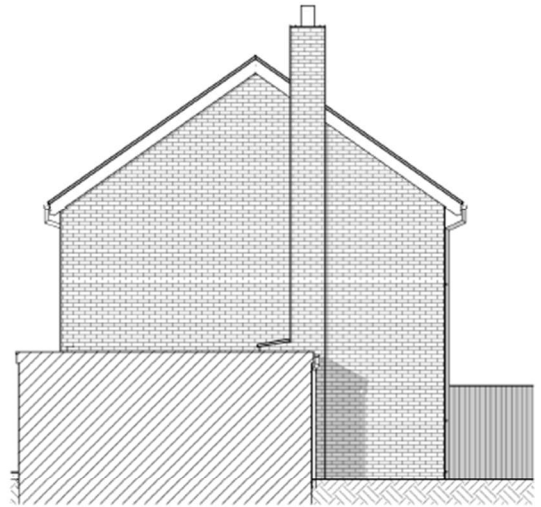
Drawing no: MAB-C5343-280 Elevations – Proposed General Arrangement, dated Apr 26

Received by the LPA on 1st June 2026



Existing Elevation - North

General Arrangement | Scale 1:100



Existing Elevation - West

General Arrangement | Scale 1:100



Existing Elevation - South

General Arrangement | Scale 1:100

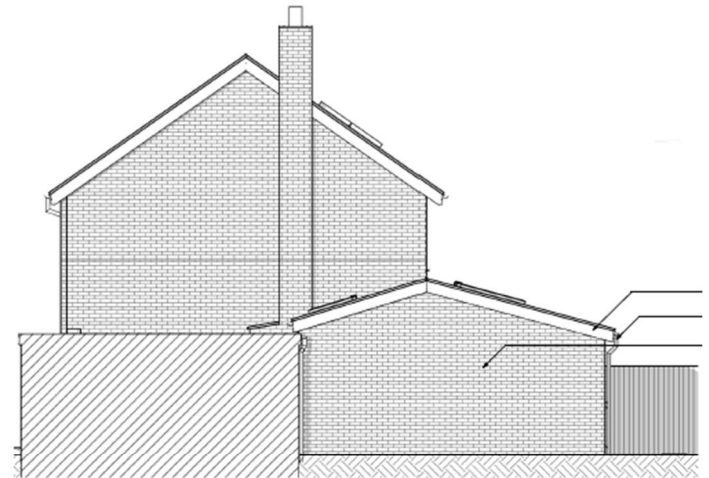


Existing Elevation - East

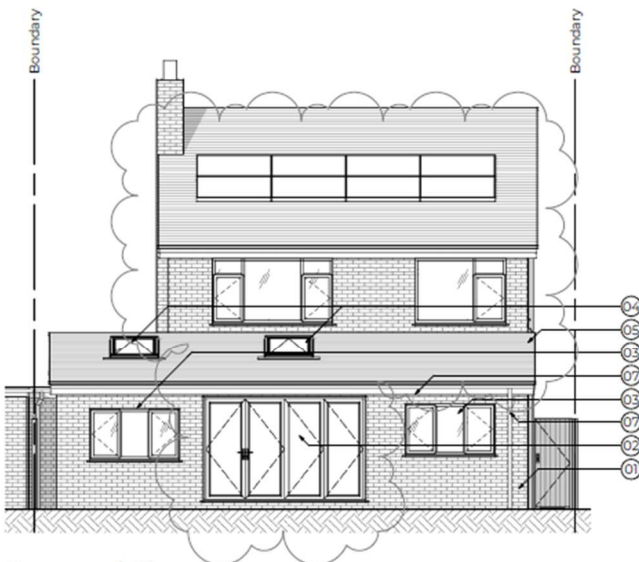
General Arrangement | Scale 1:100



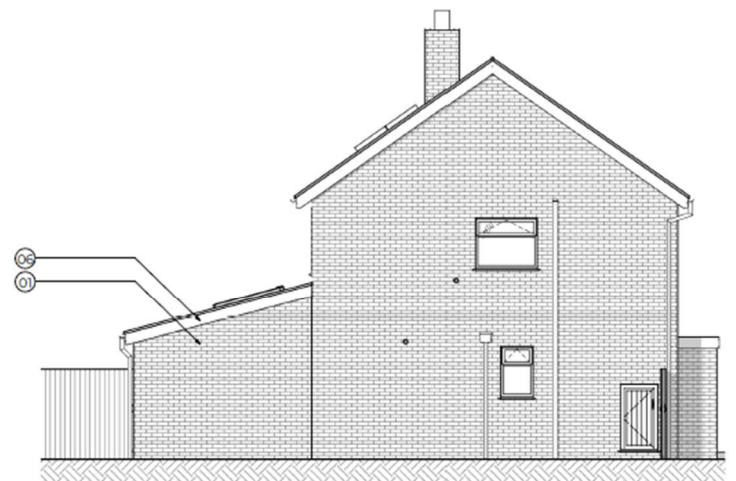
Proposed Elevation - North
General Arrangement | Scale 1 : 100



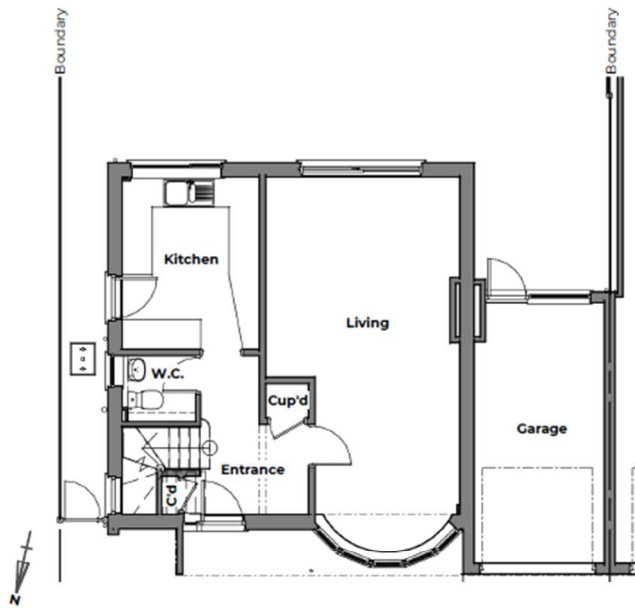
Proposed Elevation
General Arrangement | Scale 1 : 100



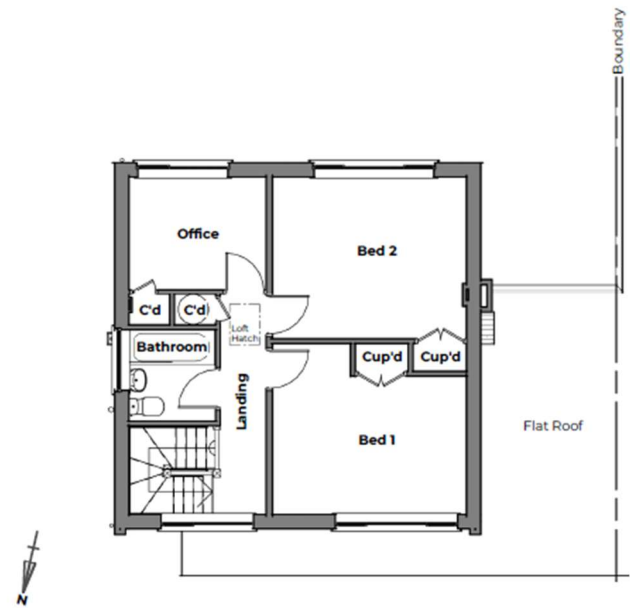
Proposed Elevation
General Arrangement | Scale 1 : 100



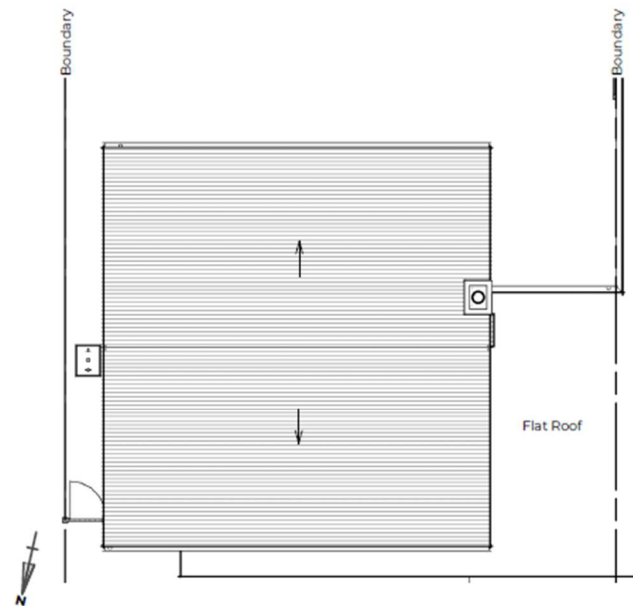
Proposed Elevation
General Arrangement | Scale 1 : 100



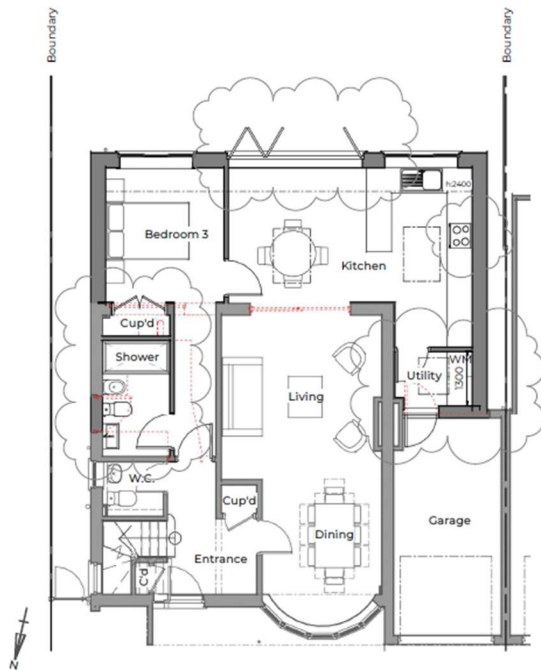
Existing Ground Level Plan
General Arrangement | Scale 1:100



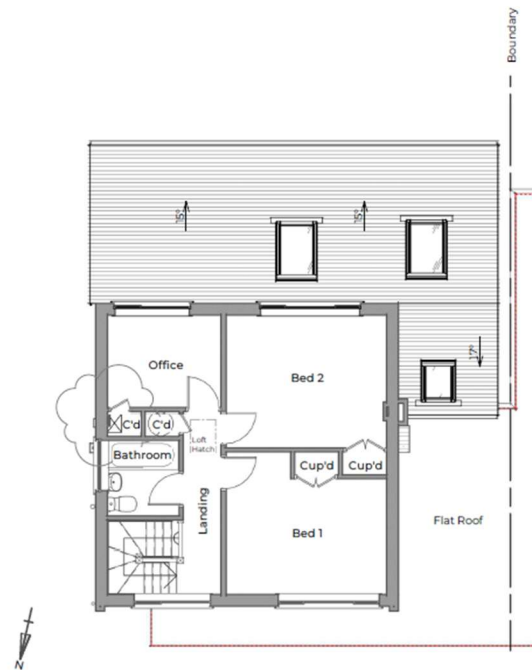
Existing First Level Plan
General Arrangement | Scale 1:100



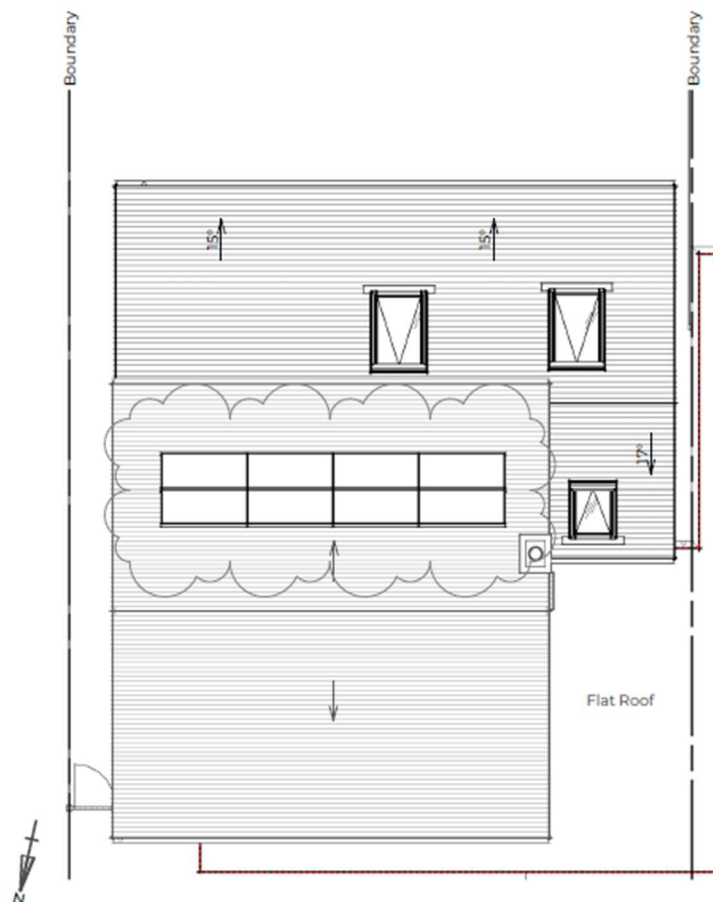
Existing Roof Level Plan
General Arrangement | Scale 1:100



Proposed Ground Level Plan
General Arrangement | Scale 1 : 100



Proposed First Level Plan
General Arrangement | Scale 1 : 100



Proposed Roof Level Plan
General Arrangement | Scale 1 : 100

3. RELEVANT PLANNING HISTORY

PL/20/1802 – Pre Application Advice for a two-storey side and rear extension – February 2021

PL/01/0655 – Two and single storey rear extension with loft conversion – Approved March 2001

4. CONSULTATIONS

Internal

- None.

Externally

- The planning notice was attached to a streetlamp column outside the front of the host property on 16th June 2026 and left in place for the 21-day statutory consultation period.

1 letter of representation has been received as follows:

- | | | |
|-------------|--|----------------|
| • Neighbour | 12 Woburn Close
Caversham
Reading
RG4 7HB | Representation |
|-------------|--|----------------|

Summary of representation and planning officers' response:

Reference is made to the proposed development running parallel with the existing rear extension of no.12 Woburn Close and how it would be desirable to retain a gap between the two developments for maintenance access.

The extension is offset from the shared boundary treatment by 0.4m allowing an accessible gap for maintenance.

References rainwater connections from the forward-facing pitched roof slope onto the existing flat roofed garage and questions where the surface water will be diverted.

The extension is offset from the shared boundary treatment by 0.4m, whilst rainwater goods are not shown on the plans, it is fair to assume the new rainwater goods will be diverted into the existing downpipe as shown in the below site photograph:



A request for the garden fence to remain between the two properties after the build between nos. 12 and 14 Woburn Close.

It is assumed the boundary fence will be retained in place, though this would be a civil matter between homeowners.

5. 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 because of the development.

6. 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 2024
National Planning Practice Guidance 2014 onwards

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPD

A Design Guide to House Extensions 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. The submission version of the Local Plan was submitted on 9th May 2025.

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 is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

7. 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 development is considered acceptable from the front aspect; the forward-facing roof slope, whilst slightly jarring with the existing flat roof of the garage, would be subservient in appearance to the host property and whilst visible, would be well set back from the front of the property. It is not considered to be significantly harmful to either the character and appearance of the host property or wider street scene

The rear wrap around extension would be large. However, it has been sympathetically designed and appears subservient to the host property. The proposal has a number of elements which reduce the overall harm such as brickwork to be toothed together, materials are to match, low eaves height and the low pitch over the side extension. Furthermore, the host property is set more forwards than the detached neighbouring property at no.16 Woburn Close, meaning the rear projection would not protrude much greater than the existing rear elevation of the detached neighbouring property. The plot is relatively large, and it is considered the proposals can be accommodated without resulting in a cramped appearance.

The development in terms of character and appearance the proposal is considered acceptable and therefore compliant 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.

The neighbouring properties potentially affected by the proposals are No's 12 and 16 Woburn Close located to the west and east of the site respectively.

Due to the single storey nature of the extension and no side facing windows, the development is not considered to result in any loss of privacy to any neighbouring property.

With regard to No.12, the extension would be set away from the boundary and would not breach a 45 degree line to any habitable room window. No.12 has the benefit of a side addition close to the common boundary and the proposed extension would just project past this but not harmfully so. Rainwater goods on the western elevation do not appear to be shown on the plans; however, as above, the extension would be sited away from the boundary with No.12 Woburn Close and as such the eaves and guttering will be sited above the host property and not be oversailing the neighbouring property.

At the time of the site visit a side facing window was noted in the westerly elevation of No.16 Woburn Close; however, it was also noted that this is a secondary window serving the kitchen diner which benefits from large rear windows and patio doors. The host property and the detached neighbouring properties are separated by a gap of approximately 1.6m, furthermore a 2m high boundary treatment is present between the two properties. Whilst visible, given the distance to common boundary, combined



with single storey nature, Officers do not consider the proposed rear development would significantly harm the detached neighbouring property in terms of overshadowing or overbearing effects.

The proposed development is not considered harmful to residential or visual amenity and therefore the proposed development is compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

TL1

AP1

M1

PD2