

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/26/0765 Householder planning permission

Address: 177 HENLEY ROAD, CAVERSHAM, READING, RG4 6LH

Proposal: Replacement single storey rear extension and reconfigured front vehicular parking (amended description).

Applicant: Tom Yeulet

Received date: 10/06/2026

Target Decision date: 11/08/2026

Case Officer: Sian Hickey

1. SITE DESCRIPTION

The application site consists of a two-storey semi-detached residential dwelling with a hipped roof on the southern side of Henley Road in Caversham. The site is neither a listed building nor is it located within a designated conservation area. The surrounding context is predominantly residential, however, there is a petrol station and a pub opposite the application property. The site falls within an Air Quality Management Area (AQMA) and there are trees on and adjacent to the site which are protected by Tree Preservation Orders (TPO).



Extract of the location plan

Site visit date: 23/07/2026

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension with a mono-pitched roof with two rooflights. The proposed extension would replace the existing single storey rear projections and have a depth of approximately 2.5m.

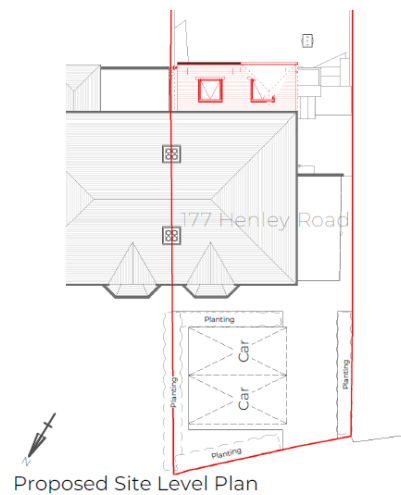
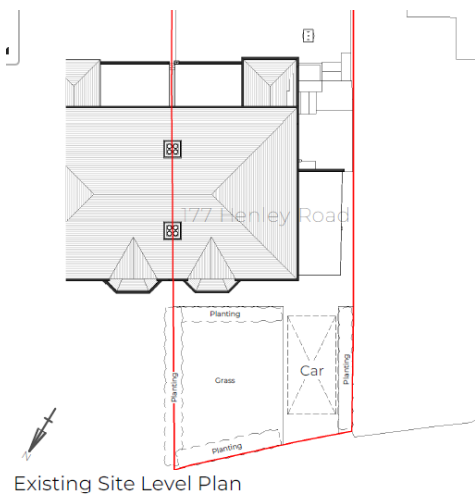
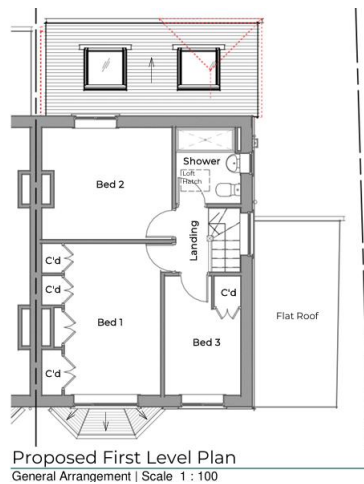
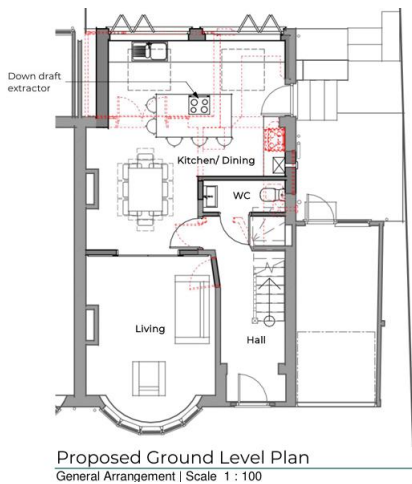
The proposal also includes an additional vehicle off-road parking space at the front of the dwelling.

Plans/documents considered:

Drawing No. MAB-C5313-001 – Existing Location Plan received 10th June 2026
 Drawing No. MAB-C5313-211 – Ground Level Proposed received 10th June 2026
 Drawing No. MAB-C5313-141 – Roof Level Existing received 10th June 2026
 Drawing No. MAB-C5313-111 – Ground and First Level Existing received 10th June 2026
 Drawing No. MAB-C5313-180 – Elevations Existing received 10th June 2026
 Drawing No. MAB-C5313-241 – Roof Level Proposed received 10th June 2026
 Drawing No. MAB-C5313-280 – Elevations Proposed received 10th June 2026
 Drawing No. MAB-C5313-051 – Proposed Site Plan rev C received 21st July 2026

Proposed Plans:





3. CONSULTATIONS

A site notice was displayed at the front of the property by the case officer on 1st July 2026 for a period of 21 days.

No letters of representation have been received.

RBC Natural Environment

The proposed site plan demonstrates that there is no change to the patio and steps at the rear, and the agent confirmed that most of the vegetation at the front of the site would be retained.

In conclusion there is no objection, subject to a condition to ensure tree protection measures.

RBC Transport

In order to provide the proposed parking layout, the front garden area will require landscaping due to the gradient at the frontage of the site.

Water run-off from private property onto the public highway is not permitted. An appropriate method of drainage needs to be provided within the property curtilage including the use of suitable permeable surfacing materials.

No objections, subject to the above, and conditions in relation to the vehicular parking and vehicular access, together with an informative in relation to highways.

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)
TR1 (Achieving the Transport Strategy)
TR3 (Access, Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking and Electric Vehicle Charging)
EN14 (Trees, Hedges and Woodland)

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.

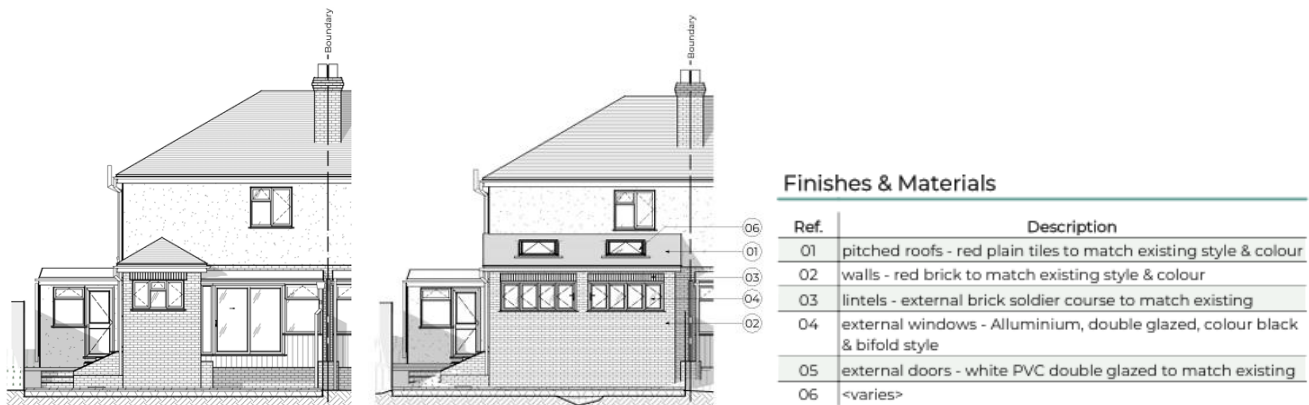
Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in 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 2.5m which complies with the 4m guidance for rear extensions within the Design Guide to House Extensions SPD. The proposed extension replaces the existing single storey rear projections and retains an almost identical footprint. Although the overall height would increase slightly, the proposed extension incorporates a mono-pitched roof, meaning the eaves height would remain only marginally higher than the existing structures. The proposed development is single storey only and it is considered that the plot can accommodate an extension of this size, which is effectively the same footprint as the existing structures the proposals would replace. The extension has been designed to remain subservient to the main dwelling, ensuring it does not dominate the existing property. The proposed extension would be built using red bricks with red roof tiles to match the existing dwelling to help aid its integration. A condition is recommended for matching materials to be used, which aligns with the intention specified on the proposed plans. The development would be contained at the rear of the site causing minimal harm to streetscape. There are a variety of extensions within the vicinity, therefore, the proposed rear extension is not considered out of character for its location. Due to the small-scale nature of the development, it is not considered harmful to the wider area.



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.

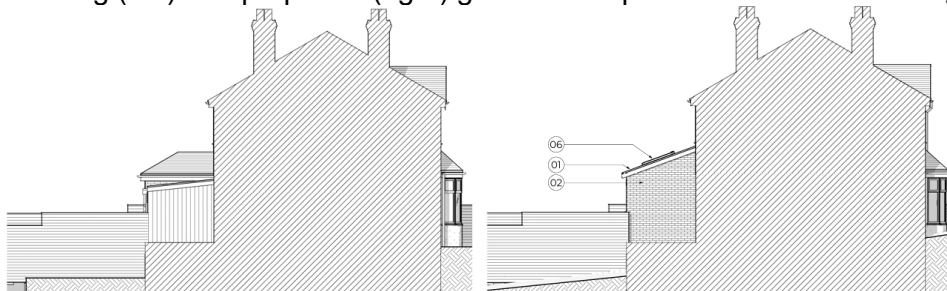
Residential Amenity

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 proposed extension is set off the shared boundary with number 179 Henley Road. Furthermore, the extension replaces an existing projection with a similar footprint. The proposed extension has a mono-pitched roof form to help reduce the impact to this neighbouring property. Although it is acknowledged that the proposed design does add additional bulk close to this boundary, this is not considered significantly harmful in this instance. It is worth noting that this neighbouring property also has an existing rear projection with a similar depth, which helps to mitigate any possible harmful impacts. Overall, it is not considered that the proposed arrangement would be significantly different to that of the existing arrangement.



Existing (left) and proposed (right) ground floor plan. Aerial view via Google Maps.



Existing (left) and proposed (right) east side elevation (boundary with 179 Henley Road)

With regard to the neighbouring at 102 Lower Henley Road, there is a sufficient distance between the proposed development and this neighbour and no adverse impacts are envisioned, over and above those currently possible from the existing arrangements.

For current and any future occupiers of the host dwelling, the proposed works would facilitate an improved standard of accommodation, 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

As per the observations from RBC Transport (see section 3 above), the reconfigured parking proposals are considered to be appropriate, subject to the inclusion of conditions and informatives.

Finally, in respect of tree-related matters, RBC Natural Environment (see section 3 above) are also content with the proposals, subject to a condition to ensure tree protection measures are provided during the construction.

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

Arboricultural Method Statement (as specified)

Vehicle Parking (as specified)

Vehicular Access (as specified)