

DELEGATED APPLICATION REPORT

Ward: Caversham Ward

App Ref: PL/26/0592 Householder planning permission

Address: 7 Montague Street, Caversham, Reading, RG4 5AU

Proposal: Replacement of existing conservatory with extension.

Applicant: Cadogan McQueen Limited

Received date: 04/05/2026

Target Decision date: 14/07/2026

Case Officer: Chukwudi Onwudinanti/Stephen Vigar

1. SITE DESCRIPTION

The site comprises a mid-terraced property in a street of similar properties. The site is in Flood Zone 3. An existing conservatory fills in the rear 'tunnelback' extending 7.5 metres beyond the recessed part of the rear elevation and extending the full width of the plot.

2. PROPOSAL AND SUPPORTING INFORMATION

Demolition of existing conservatory, and construction of single storey rear extension.

3. CONSULTATIONS

A site notice was displayed outside the site.

No letters of representation have been received.

4. 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'.

5. APPRAISAL

Character and Appearance

The proposal would sit to the rear of the plot it would not be readily visible from the street and would not appear overly dominant viewed from the rear of the terrace. The proposal would not harm the character or appearance of the area and would be in accordance with Policies H9 and CC7.

Residential Amenity

The proposal extends to 8 metres at its greatest extent, with a 2.5m high eaves. This is significantly larger than would normally be permitted due to the impact on the adjoining neighbour at no.5 Montague St. However in this specific instance the existing conservatory structure extends to 7.5 metres with a similar eaves line. Although there is no record of planning permission being granted for this conservatory, it is clearly old and dilapidated and there is no question that it has assumed lawfulness through the passage of time. Any harm which might

arise from the proposal therefore already exists to a large extent due to this existing situation. It is considered that there would be no significant additional harm to No.5. The neighbour to the other side - no.9 is largely screened by their existing extension. The additional projection of the proposal past the rear of this neighbouring extension is not considered harmful. The proposals are considered acceptable in terms of privacy, daylight, outlook and any overbearing effects. The effect on neighbouring amenity is considered acceptable and in accordance with Policies H9 and CC8.

Flood Risk

The application is supported by a Flood Risk Assessment which states that floor levels will be set no lower than existing and that various resilience measures will be incorporated. This is considered acceptable and is recommended to be secured by Condition. Flood risk is in accordance with Policy EN18.

6. CONCLUSION

The proposed extension would be acceptable in terms of its character and appearance and effect on neighbouring amenity. The proposal would be acceptable in flood risk terms. The revised proposal is therefore considered to be acceptable and recommended for approval on this basis.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

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

004 (revised floorplans), received 6 August 2026

005 (revised elevations), received 4 August 2026

007 (revised location and block plans), received 4 August 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.

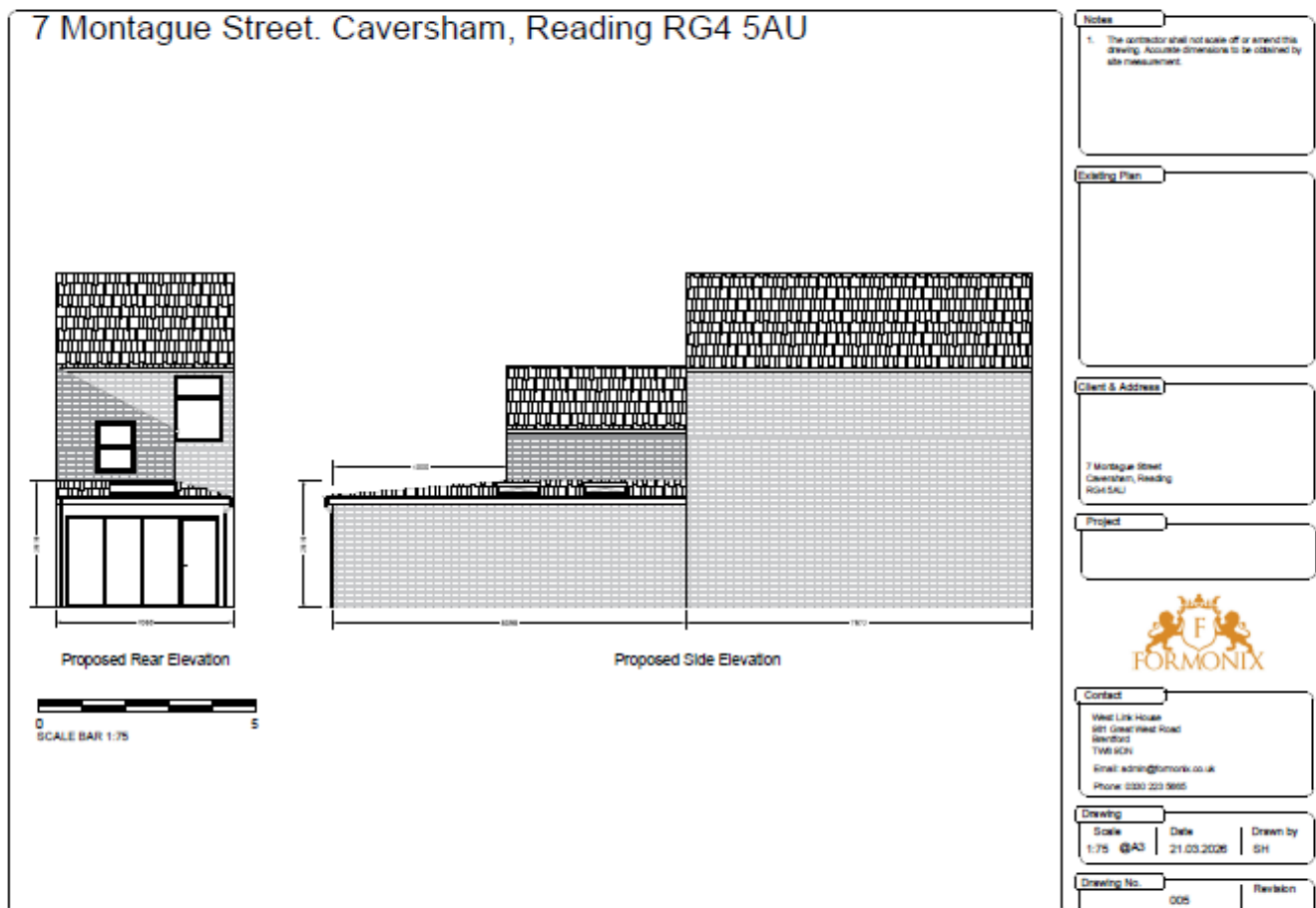
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies H9 and CC7 of the Reading Borough Local Plan 2019.

4. Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within the submitted Flood Risk Assessment by Formonix Limited, dated 14 May 2026, shall be implemented in full and maintained in perpetuity.

REASON: To avoid unacceptable risk from flooding in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

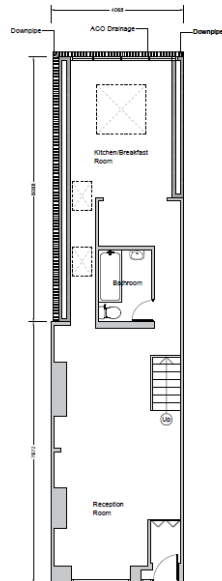
Informatives:



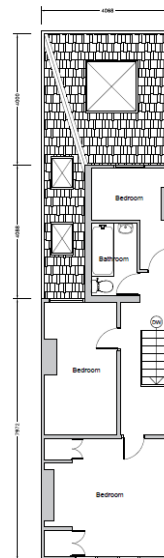
Proposed elevations



7 Montague Street. Caversham, Reading RG4 5AU



Proposed Ground Floor Plan



Proposed First Floor Plan



Notes

1. The contractor shall not scale off or amend this drawing. Accurate dimensions to be obtained by site measurement.

Existing Plan

Client & Address

7 Montague Street
Caversham, Reading
RG4 5AU

Project



Contact

West Link House
951 Great West Road
Brentford
TW8 9DN
Email: admin@formonix.co.uk
Phone: 0330 223 5665

Drawing

Scale	Date	Drawn by
1:100 @A3	21.03.2026	SH

Drawing No.

004

Revision

Proposed Floorplans

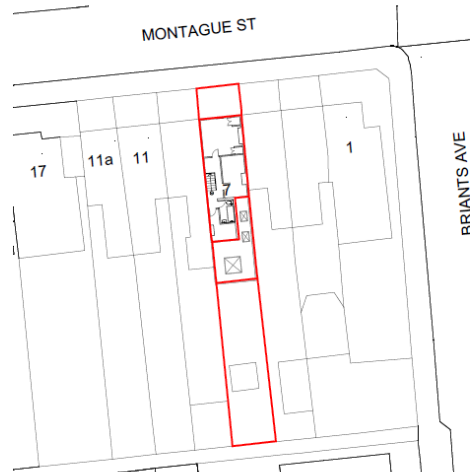


7 Montague Street. Caversham, Reading RG4 5AU (Proposed)



Site Location Plan

Scale 0 25 50



Block Plan

Scale 0 5 10 20

Notes

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Existing Plan

Client & Address

7 Montague Street
Caversham, Reading
RG4 5AU

Project



Contact

West Link House
981 Great West Road
Brentford
TW8 9DN

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Drawing

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@A3	21.03.2026	SH

Drawing No.

Revision
007

Location and Block Plan



Interior of existing conservatory

