

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0794 Householder planning permission

Address: 22 CHAZEY ROAD, CAVERSHAM, READING, RG4 7DS

Proposal: Single storey rear extension, including garage conversion.

Applicant: M. Hatch and H. Jeffery

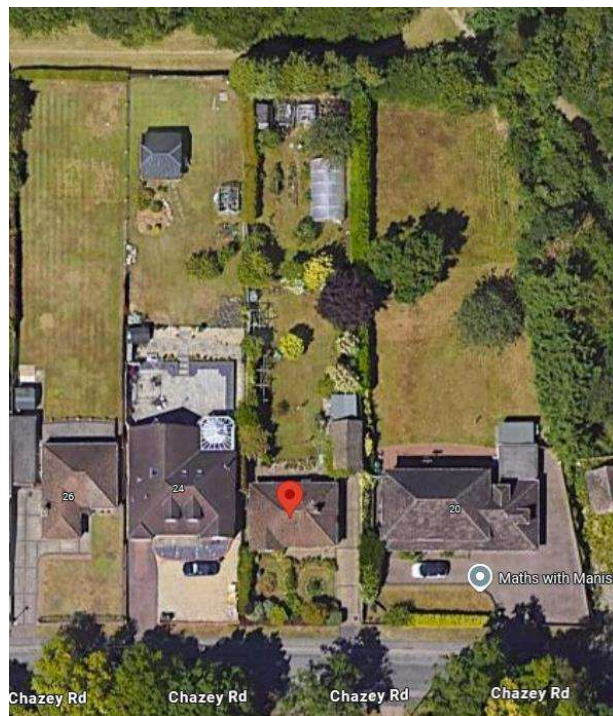
Received date: 16/06/2026

Target Decision date: 11/08/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a single storey detached dwellinghouse on the northern side of Chazey Road. The property and detached garage is constructed from red brick and tiled pitched roofs. The natural topography of the land means the property is approached up a slight gradient from the public highway, whilst the detached neighbour to the east of the property is positioned circa 1.5m lower than the ground level of the host property. The surrounding area is predominantly residential, consisting of detached dwellings of differing scale and appearance. The site abuts Local Green Space and public open space of Mapledurham Playing Fields. It is not a listed building, nor does it fall within a conservation area.



Aerial Image of property and its neighbours

Site visit date: 4th June 2026 for an earlier application.



Looking towards existing (south facing) front elevation



Looking towards existing (north facing) rear elevation with garage on left of picture and no.20 neighbour to the left



Looking down the garden in a northerly direction with no.24 neighbour to the left



Looking down the garden in a northerly direction, the garden extends to approximately 52m



Looking east from host property, side driveway

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of single storey rear extensions and the conversion of the existing garage into habitable space. The proposed development remains all on one level and doesn't include any alterations or development at first floor level.

The proposal consists of an L shaped extension to the rear which extends across the entire width of the existing property. The furthest projection comes in at 6.8m, whilst the projection set in slightly comes in with a projection of approximately 4.8m.

The development with the conversion of the existing garage space creates a 'U shaped' rear elevation thus creating a kind of courtyard area. The proposed development includes Bi-Fold doors leading into

the garden from the kitchen living area, French doors from bedroom 3 and French doors from the diner/study space.

The development creates an additional bedroom, a larger family kitchen/living/diner/study area.

The existing garage door is to be replaced with brick wall and window to front elevation. Sky lights are to be added in the east, west and north facing roof slopes.

Plans & documents considered:

Application form signed and dated 16th June 26

Community Infrastructure Levy (CIL) form dated 16th June 26

Drawing no: 2518-S001 Rev P1 - Site Location Plan, dated May 25

Drawing no: 2518-S002 Rev P7 – Block Plan, dated May 26

Drawing no: 2518-S003 Rev P1 – Existing Site Layout, Parking Provision, dated May 25

Drawing no: 2518-S100 Rev P2 – Existing Floor Plans, dated May 25

Drawing no: 2518-S200 Rev P2 – Existing Elevations, dated May 25

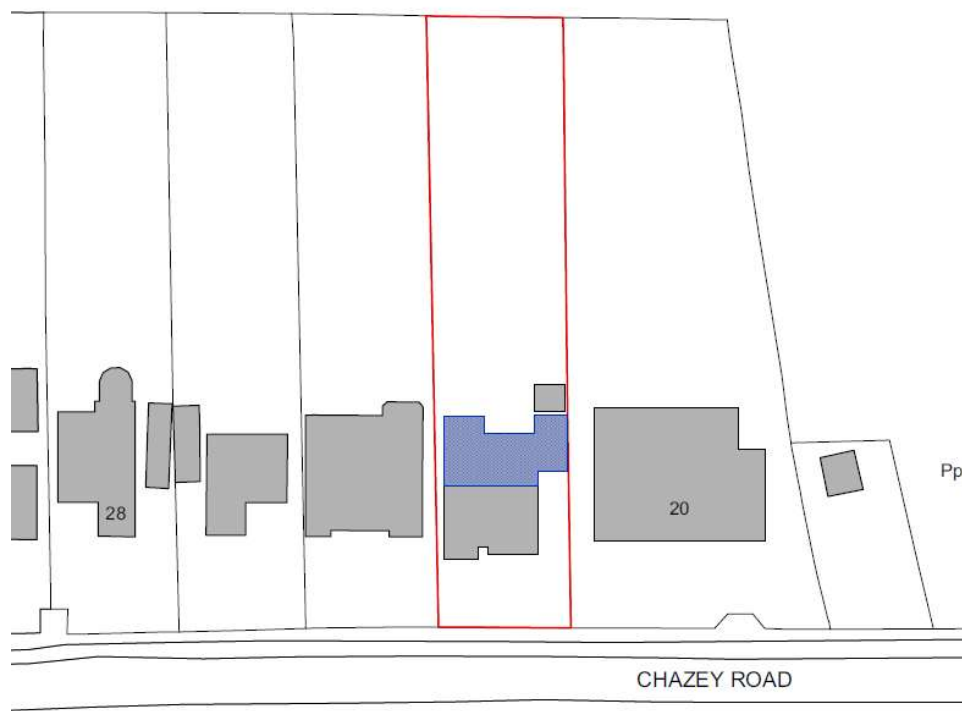
Drawing no: 2454-P003 Rev P7 – Proposed Site Layout, Parking Provision, dated May 26

Drawing no: 2518-P130 Rev P1 – Proposed Floor Plans, dated Jun 26

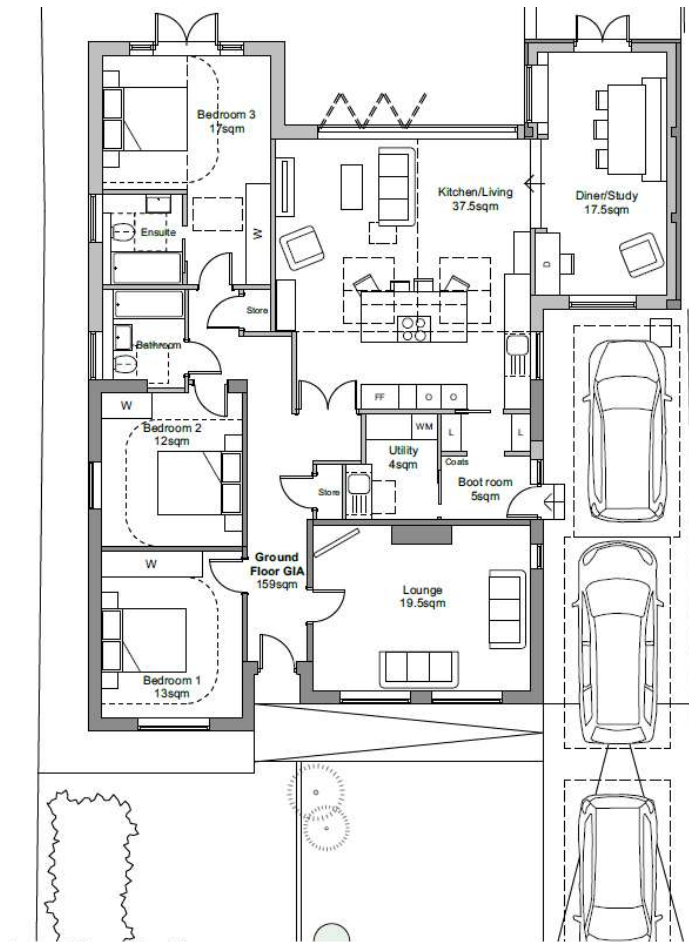
Drawing no: 2518-P230 Rev P1 – Proposed Elevations, dated Jun 26

Drawing no: 2518-P222 Rev P1 – Proposed Street Elevation, dated May 25

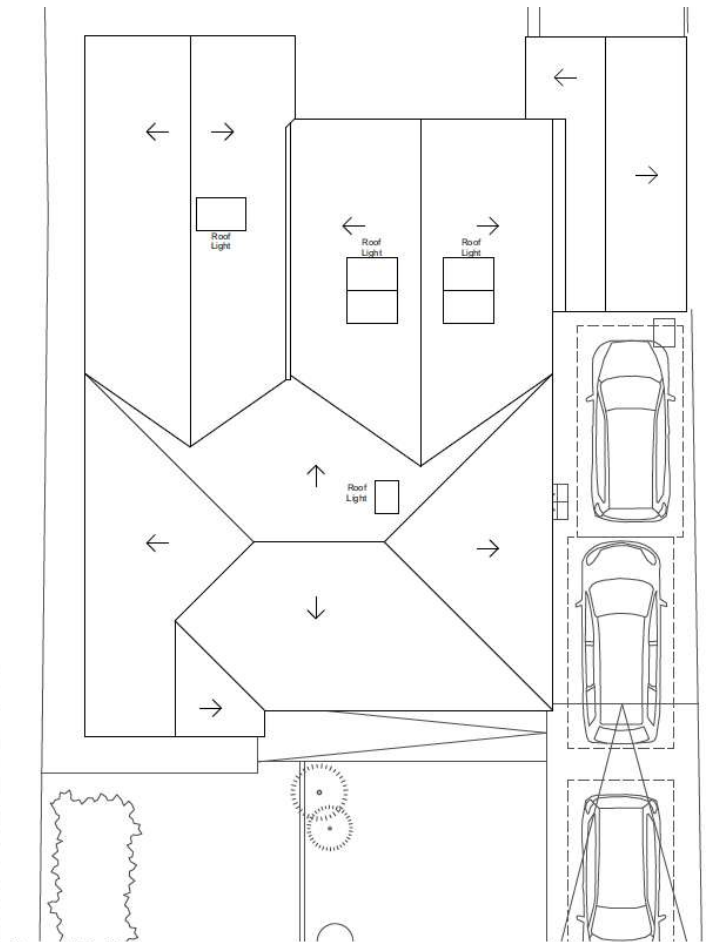
Received by the LPA on 16th June 2026



Proposed Block Plan



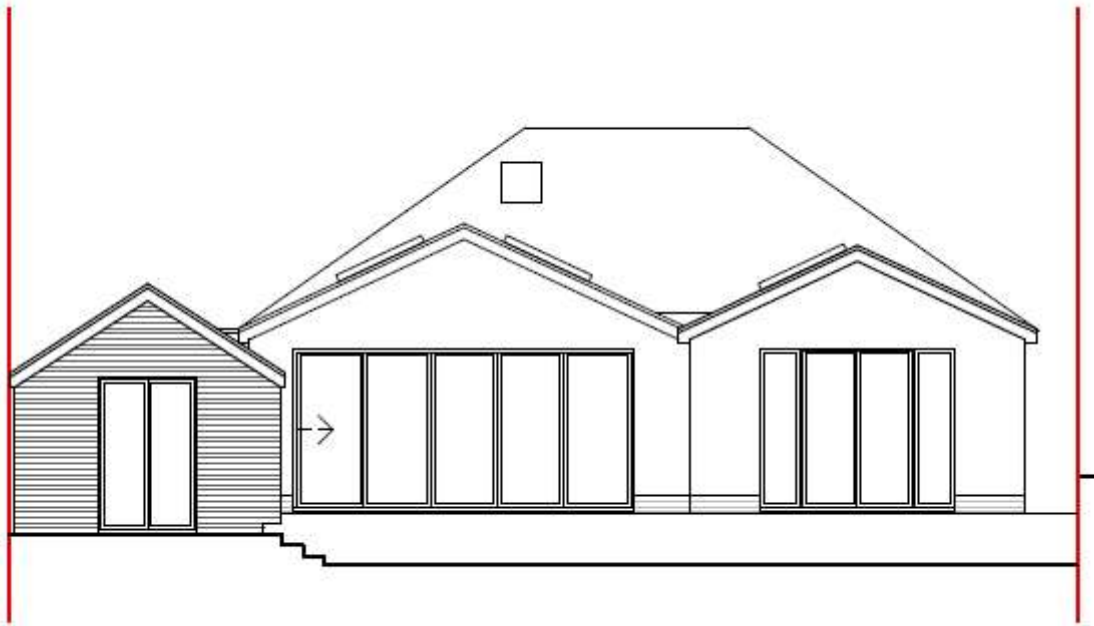
Proposed Ground Floor Plan



Proposed Roof Plan



Proposed Front (South) Elevation



Proposed Rear (North) Elevation



Proposed Side 1 (East) Elevation



Proposed Side 2 (West) Elevation

3. RELEVANT PLANNING HISTORY

PL/26/0613 – Larger Home Extension – HPA - Rear extension measuring 8.0m in depth, with a maximum height of 4.0m, and 2.35m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 -Prior Approval Given June 2026

PL/25/0920 - Householder application for a loft conversion, including raising of roof height, a two storey rear extension, new dormer windows and garage conversion – Approved November 2025

4. CONSULTATIONS

Internal

Ecology Officer – No objections

Natural Environment Officer – No objections

Transport Officer – No objections

External

The planning notice was attached to the brick pillar in front of the host property on 25th June and left in place for the statutory 21-day statutory consultation period.

No letters of representation or objections received.



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 as a result 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)

EN7 (Local Green Space and Public Open Space)

EN12 (Biodiversity and the green network)

EN14 (Trees, Hedges and Woodlands)

TR5 (Car and Cycle Parking and Electric Vehicle Charging)

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.

By virtue of the proposed changes taking place largely at the rear of the property albeit the garage conversion will lead to the loss of the up and over garage door; the proposed development is not considered to harm the existing property or wider streetscene if looking from the public highway.

The proposed changes to the front garage elevation will be bricks to match the existing bricks and upvc window to match the host property.

The wider development will be constructed with brick and off white/cream rendered finish. The roof tiles will match the existing roof tiles. Replacement windows will match the existing upvc windows whilst the doors will be finished in composite front door, aluminium or upvc French and Bi-Fold doors to the rear.

No new additions are included to the front facing roof slope.

In terms of character and appearance the proposed development is considered acceptable and therefore complies with policy 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 property to the east of the site (no. 20 Chazey Road) is a large two-storey detached dwellinghouse with recent extensions. The property is set down by approximately 1.5m in height due to the natural topography and is effectively still more than 1m higher than the host property. The existing detached garage of the host property will affectively screen the development from view. The harm to amenity along the easterly boundary treatment is extremely minor. One new window will be placed in the easterly elevation allowing light into the kitchen. However, due to the difference in height between the host property and no.20 Chazey Road and the presence of the waist height timber closeboarded fence along the easterly boundary treatment – the new kitchen window is not considered to be harmful to residential amenity.

The detached neighbouring property to the west (no. 24 Chazey Road) is a converted bungalow with loft conversion and bedrooms in the roof space, the neighbouring property is also raised uphill compared to that of the host property. The ridge line and roof height of the neighbouring property to the west is higher than that of the proposed development at the host property.

In terms of the garage conversion, no additional windows are being placed in the side facing elevation, a window is already present in the rear elevation, and this will be replaced with French doors, but is not considered to cause overlooking harm to the neighbouring property.

The skylights positioned in the east and west facing roof slopes would not cause overlooking or a feel of being overlooked. Any perceived harm to amenity from the proposed skylights is further reduced due to the shallow pitch of the rear roof projections.

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.

Local Green Space and Public Open Space

Whilst the property is located closely to Mapledurham Playing Fields a dedicated open green space, the property benefits from a large rear garden of more than 50m. The proposed development by virtue of the large rear garden remains far enough away from the boundary treatment with Mapledurham Playing Fields and as such there is no harm from the development.

The proposed development is compliant with policy EN7 of the Reading Borough Local Plan 2019.

Ecology matters

The Ecology officer was consulted and Bat documents submitted due to the nearby green space and mature trees located in Mapledurham Playing Fields 50m north of the property.

The Preliminary Roost Assessment & Bat Emergence Survey (John Wenman) has been undertaken to a good standard. The assessment and emergence survey conclude the proposed development is unlikely to result in damage or destruction of a bat roost.

The proposed development is considered compliant with policy EN12 of the Reading Borough Local Plan 2019.

Transport matters

Transport officer was consulted due to the loss of the garage for off-street parking.

The conversion of the garage would remove one covered space. However, the site retains sufficient off-street parking within the driveway for a property of this size.

The proposed development is considered acceptable and complies with policy TR5 of the Reading Borough Local Plan 2019.

Tree matters

The Tree officer was consulted due to the presence of trees in the garden. However, it was noted no trees of importance are located within 15m of proposed development. The existing garden retains a large proportion of mature trees, vegetation and planting.

No objection has been received from the Natural Environment officer and as such the proposed development is considered compliant with policy EN14 of the Reading Borough Local Plan 2019.

8. CONCLUSION

Though the proposal is large, and a significant extension of the original dwelling (nearly doubling the floor area), at a scale that would not normally be supported in accordance with the SPD. The proposal would be similar to neighbouring properties within the same street, and by virtue of the design (single storey) would not appear out of keeping, or harmful to the character and appearance of the area.

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
DC1
PD2

Tree advice informative
Bat advice Informative
Do not damage the verge informative
Highways informative