

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref: PL/26/0836 Householder planning permission

Address: 19 CHAMPION ROAD, CAVERSHAM, READING, RG4 8EL

Proposal: Single-storey rear extension with flat roof light and new flat roof over existing rear and new rear extension. Associated internal structural alterations

Applicant: Ms H Saiao

Received date: 24/06/2026

Target Decision date: 27/08/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey mid-terrace dwelling situated within a short terrace of six properties. The surrounding area is characterised by a mix of residential and commercial uses. The site lies within an Air Quality Management Area (AQMA) and Flood Zone 3. The adjoining properties at Nos. 17 and 21 Champion Road have each been extended through the addition of single-storey rear extensions.



Front and rear views of 19 Champion Road, taken by the case officer on 03/08/2026

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a single-storey rear extension projecting approximately 1.6m beyond the rear elevation of the dwelling. The extension would extend across the full width of the property and incorporate the existing kitchen and bathroom areas as part of a reconfiguration of the internal layout. The proposal would also involve the replacement of the existing roof to the rear extension with a flat roof incorporating a single rooflight. The extension would measure approximately 3m in height.





Existing and proposed floor plans and elevations

Plans considered

- Drawing no: 03826-01 Existing floor plans and roof plan, dated May 2026, received on 24/06/2026.
- Drawing no: 03826-02 Existing elevations, dated May 2026, received on 24/06/2026.
- Drawing no: 03826-03 Proposed floor plans and roof plan, dated May 2026, received on 24/06/2026.
- Drawing no. 03826-04 Proposed elevations, dated May 2026, received on 24/06/2026.
- Drawing no. 03826-05 Location & block plan, dated May 2026, received on 24/06/2026.
- Flood Risk Assessment, prepared by Creative Design and Structure Ltd., dated July 2026, received 02/07/2026.

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

A site notice was displayed in front of the application site. The 21-day consultation period was from 14/07/2026 to 04/08/2026. No letters of representation have been received.



Site Notice

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' (Policy S3). The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework (NPPF) 2026
National Planning Practice Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm
CC8: Safeguarding Amenity
H9: House Extensions and Ancillary Accommodation
EN18: Flooding and Drainage

SPD

Design Guide to House Extensions Supplementary Planning Document (2021)
Revised Parking Standards and Design SPD (2011)

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 remain 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 CC7 requests that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy H9 states that an extension to a house will be acceptable where it respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.

The proposed single-storey rear extension is modest in scale and would utilise materials that match the existing dwelling, including the proposed brickwork and door. The proposed rear building line would align with that of No. 17 Champion Road and would remain set back from the rear building line of No. 21 Champion Road. In addition, the roof heights of the rear extensions would step down progressively from No. 21 to the application property and subsequently to No. 17, thereby maintaining a coherent relationship with the existing pattern of development.

Overall, the proposal is considered to respect the character and appearance of both the host dwelling and the adjoining properties. Given its location to the rear of the property, the extension would not be visible from the public realm and would therefore have no detrimental impact on the street scene. Accordingly, the proposed development is considered to comply 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 CC8 states that 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.

As set out in the Character and Appearance section above, the proposed single-storey rear extension would align with the rear building line of No. 17 and would remain set back from No. 21. The extension would be constructed along the shared boundary and would not incorporate any side-facing windows. As such, the proposal is not considered likely to result in any unacceptable impacts in terms of loss of light, overlooking, loss of privacy, or an undue sense of enclosure to neighbouring occupiers.

To safeguard neighbouring amenity and prevent any potential privacy concerns, a condition would be imposed restricting the flat roof from being used as a balcony, roof terrace, seating area, or other external amenity space. Subject to this condition, the proposal is considered to comply with Policies CC8 and H9 of the Reading Borough Local Plan 2019.

Flood Risk

Policy EN18 requires that where development in areas at risk of flooding is necessary, it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on- and off-site.

As the proposal site is within flood zone 3, it is a requirement that a flood risk assessment should be completed using the advice for minor extensions. A minor extension includes a householder extension with a floor space of no more than 250 sqm.

The submitted Flood Risk Assessment (FRA) confirms that the existing floor level within the single-storey rear extension is approximately 220mm below the finished floor level of the original dwelling. The proposal includes the removal of the existing solid concrete kitchen floor and its replacement with a new insulated

solid concrete floor extending across the entirety of the single-storey rear extension. The proposed floor level would be raised by approximately 50mm relative to the existing floor level. The FRA further confirms that the existing drainage arrangements and underfloor ventilation provisions would be retained.

Overall, in light of the relatively modest increase in floor level and the retention of existing flood mitigation measures, the proposal is not considered likely to increase flood risk on the site or elsewhere should a 1 in 100-year (FZ2) flood occur. In compliance with Policy EN18.

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

APPROVED

Recommended Conditions:

Time limit
Approved plans
Materials
Use of roof restricted