

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref: PL/26/0629 Householder planning permission

Address: 89 GOSBROOK ROAD, CAVERSHAM, READING, RG4 8BU

Proposal: SINGLE STOREY REAR EXTENSION

Applicant: BHUPINDER AND TAJINDER PUREWAL

Received date: 12/05/2026

Target Decision date: 05/09/2026 (EXT)

Case Officer: Chukwudi Onwudinanti

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached dwelling located on Gosbrook Road, Caversham. The property is situated within an established residential area characterised by similar residential dwellings, including semi-detached and terraced properties with a varied pattern of rear additions.

The property benefits from an existing rear projection and rear garden area. The site is not located within a Conservation Area and the building is not statutorily listed.

The site is partially within Flood Risk Zones 2 and 3 (pale blue – 2; dark blue – 3)

Extract of Flood Risk map



The adjacent house has an existing single storey rear extension.



Site Photos

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single-storey rear extension 3.94m deep by 5.45m wide and would include an extended kitchen/dining area. The extension would have a flat roof with a roof lantern and bifold doors to the rear elevation. External materials would comprise red brickwork, white UPVC windows and a flat roof finish.

Plans and Documents dated 17/4/26 received 12/05/2026

Drawing No GB.001: Existing Elevations

Drawing No GB.002: Propose Elevations

Drawing No GB.003: Existing Ground Floor Plan

Drawing No GB.004: Proposed Ground Floor Plan

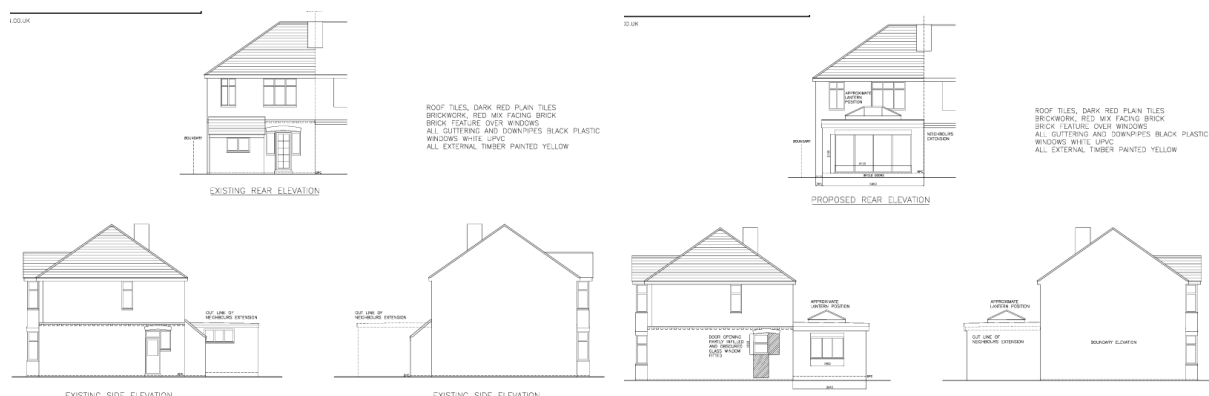
Drawing No GB.005: Block Plan

Drawing No GB.006: Location Plan

Completed EA template form: Householder and other minor extensions in Flood Zones 2 and 3, received 19th May 2026

Flood Risk Measures, received 4th September 2026

Existing and Proposed Floor Plans



Existing and Proposed Elevations

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

A Site Notice was put up on 26/06/2026. No letters of representation have been received.

Equality Act 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication that protected groups would be adversely affected by the proposal.

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 2026

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)

H10 (Private and Communal Outdoor Space)

EN18 (Flooding and Drainage)

Local Plan Partial Update

The current version of the Local Plan turned five years old on 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 consultation version of the draft updated version of the Local Plan was published on 6th November 2024 and the submission draft submitted to the Planning Inspectorate on 9th May 2025, and the Examination was in February 2026.

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. The objectives of the policies listed above remain very similar in the draft updated Local Plan, and although at present they have some weight in the decision-making process the current policies 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 requires development to be of high-quality design and to respond positively to local character. Policy H9 requires extensions to respect the character of the host dwelling and surrounding area in terms of scale, siting, design and materials.

The proposed extension would be located to the rear of the dwelling and would not affect the principal elevation or wider streetscene. It would be subordinate to the host dwelling and of an appropriate scale and design.

The flat roof form, roof lantern and bifold doors are contemporary features, but these would be positioned to the rear where they would have limited public visibility. The proposed red brickwork and white UPVC fenestration would reflect the existing dwelling and are considered acceptable in this domestic context.

The proposal would, therefore, not result in harm to the character or appearance of the host dwelling or surrounding area so proposal complies with Policies CC7 and H9.

Residential Amenity

Policy CC8 seeks to ensure that development does not result in a significant detrimental impact upon neighbouring occupiers. Policy H9 similarly requires that extensions avoid unacceptable impacts in terms of overlooking, overshadowing, loss of outlook or overbearing effects.

The submitted plans show the extension would be positioned adjacent to and at the same depth as the neighbouring property's existing single storey rear extension. The scale and height of the development are considered acceptable and would not result in an undue overbearing impact.

Views from the proposed ground floor doors and windows would be comparable to normal domestic views from the rear of a dwelling and would not result in unacceptable overlooking.

The roof lantern would provide natural light to the internal accommodation and would not give rise to overlooking or privacy harm.

Having regard to the scale, siting and relationship with adjoining properties, the proposal would not result in unacceptable harm to neighbouring residential amenity.

The proposal, therefore, complies with Policies CC8 and H9.

Private Amenity Space

Policy H10 seeks to ensure that adequate private outdoor amenity space is retained for occupiers.

The proposed extension would increase the built footprint of the dwelling; however, sufficient rear garden space would remain available for the occupants. The retained amenity space would remain usable and appropriate for a family dwelling.

The proposal, therefore, complies with Policy H10.

Flood Risk

For minor extensions in Flood Zone 2 or 3, which includes householder application with a floorspace of no more than 250sqm, there is specific advice within the National Planning Policy Guidance: 'Preparing a flood risk assessment: standing advice'.

Policy EN18 of the Reading Borough Local Plan 2019 and the relevant provisions of the National Planning Policy Framework seek to ensure that development appropriately addresses and does not increase flood risk. Regard has also been had to the Government's Planning Practice Guidance, 'Preparing a flood risk assessment: standing advice'.

The applicant has submitted a Flood Risk Measures document setting out the flood resistance and resilience measures proposed as part of the development. The document notes that the existing property has a suspended timber ground floor with ventilation beneath and confirms that the existing vents would be extended through the new floor in order to maintain ventilation.

The proposed extension would incorporate a number of measures intended to reduce the potential for flood damage, including:

- a ground-bearing floor slab with no void beneath;
- dense concrete blockwork to the inner skin of the cavity wall to reduce water retention;
- external brickwork matching the existing dwelling;
- waterproofing agent within the internal plaster, where possible;
- avoidance of underfloor heating;
- electrical sockets positioned at the maximum height permitted by Building Regulations; and
- structural engineer input regarding any additional structural requirements arising from hydrostatic forces should floodwater rise against the cavity walls.

The document also states that the builder would have regard to the guidance contained within 'Improving the Flood Performance of New Buildings'.

The level of flood risk to the new extension is medium risk and taking into account the scale and nature of the project, which would be a minimal increase in floor area, and the proposed measures it is considered that the development would not create any significant additional risk compared to the existing dwelling. A compliance condition is recommended to ensure that the measures stated are carried out. This is considered to accord with Policy EN18 of the Reading Borough Local Plan and the NPPF.

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:

Approved Plans

Time Limit Standards

Materials To Match Existing

Use of Roof Restriction Flood Risk Measures