

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/26/0986 Householder planning permission

Address: 70 MAYFIELD DRIVE, CAVERSHAM, READING, RG4 5JT

Proposal: Proposed single-storey side extension to replace an existing timber-framed, covered, storage area.

Applicant: Sarah Parker

Received date: 23/07/2026

Target Decision date: 17/09/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site comprises a two-storey semi-detached dwelling set back from Mayfield Drive and accessed via a pedestrian path and a spacious front driveway. The dwelling is positioned at an angle to No. 68 Mayfield Drive, creating a V-shaped relationship between the two plots.

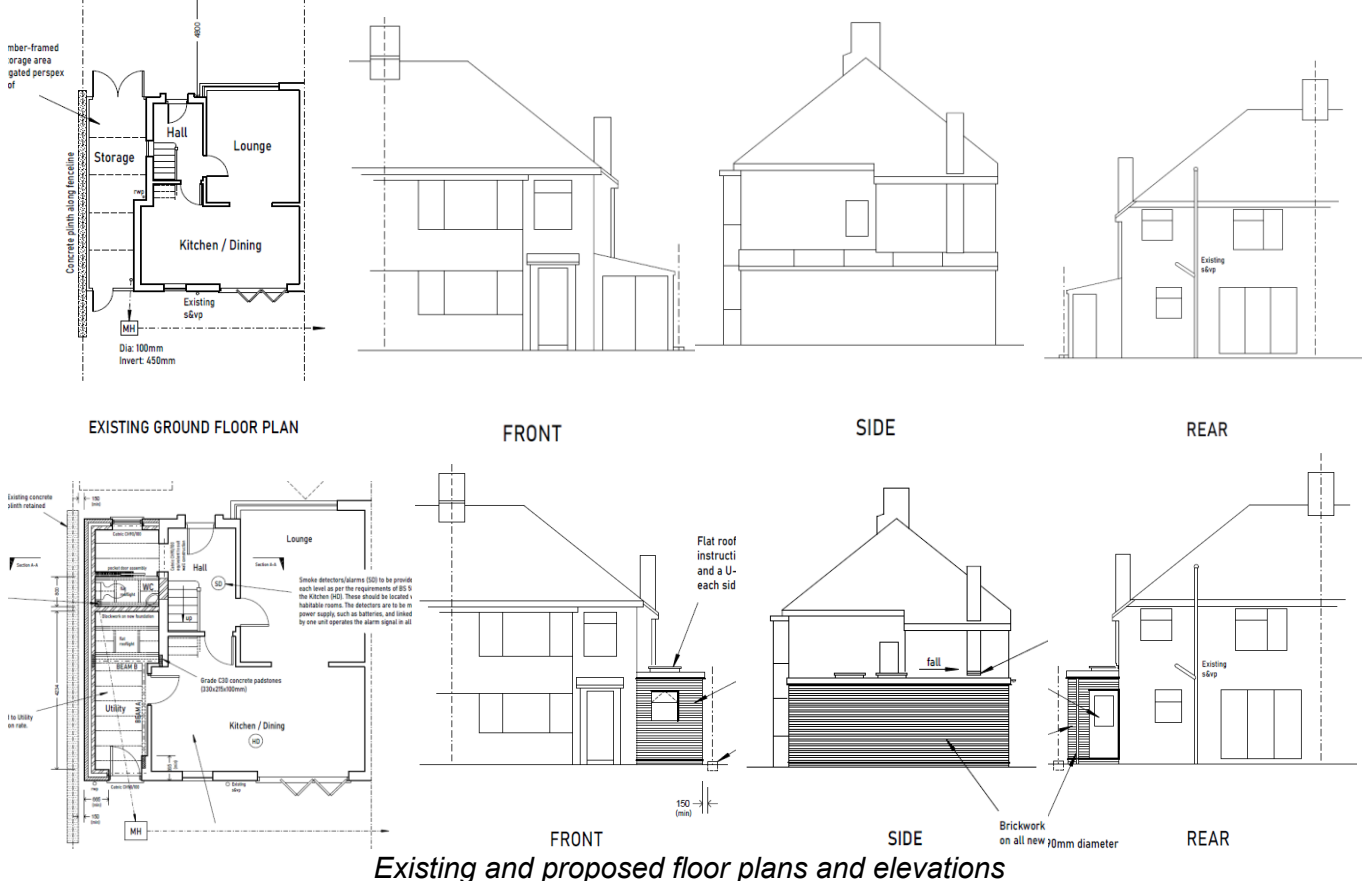
The property includes an existing single-storey timber-framed side extension located between the application dwelling and the shared boundary with No. 68 Mayfield Drive. The surrounding area is predominantly residential in character.



Front view of 70 Mayfield Drive, taken 3rd August 2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks planning permission for the erection of a single-storey side extension to replace an existing timber-framed covered storage area. The proposed extension would measure approximately 2 m in width and 7 m in depth. The extension would feature a flat roof incorporating two rooflights, with an eaves height of approximately 2.8 m and a maximum height of 3 m. The proposal would enlarge the existing hallway and provide a utility room and a WC. All proposed external materials would match those of the existing dwelling.



Plans/information considered

- PARKER-0626-01 Proposed Ground Floor Plan
 - PARKER-0626-02 Proposed Elevations
 - PARKER-0626-03 Proposed Section A-A rev A
 - PARKER-0626-04 Existing Plan and Elevations
 - PARKER-0626-05 Roof Plans
 - PARKER-0626-06 Block and Location Plans
- Received 23rd July 2026.

3. PLANNING HISTORIES

PL/26/0843 – Proposed single storey side extension to replace an existing timber-framed, covered storage area. Withdrawn on 23rd July 2026, because the proposed development does not comply with Class A(e), Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

4. CONSULTATIONS

A site notice was displayed near the application site. The 21-day consultation period was from 3rd August 2026 to 24th August 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

- Chapter 14: Achieving Well-Designed Places
 - Policy DP3 – Key Principles for Well-Designed Places
- Chapter 17: Pollution, Public Protection and Security
 - Policy P3 – Living conditions and pollution

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
H10: Private and Communal Outdoor Space

SPD

Design Guide to House Extensions Supplementary Planning Document (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 DP3 of National Planning Policy Framework 2026 requires that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets

Policy CC7 of Reading Borough Local Plan 2019 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 the 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 side extension would align with the principal elevation of the host dwelling and would have the same depth as the main house. The proposed extension would measure 2 m in width, which is considered modest in scale and proportionate to the host dwelling. The proposed external materials, including the brickwork and windows, would match those of the existing dwelling.

Furthermore, the proposed extension would replace the existing timber-framed covered structure, which has been in place for at least six years, as evidenced by historical Google Street View imagery.

Taking the above into account, the proposed single-storey side extension is considered to respect the character and appearance of the host dwelling and would not detract from the visual amenity of the surrounding street scene or neighbouring properties. The proposal is therefore considered to comply with Policy DP3 of the NPPF 2026 and Policies CC7 and H9 of the Reading Borough Local Plan 2019.

Residential Amenity

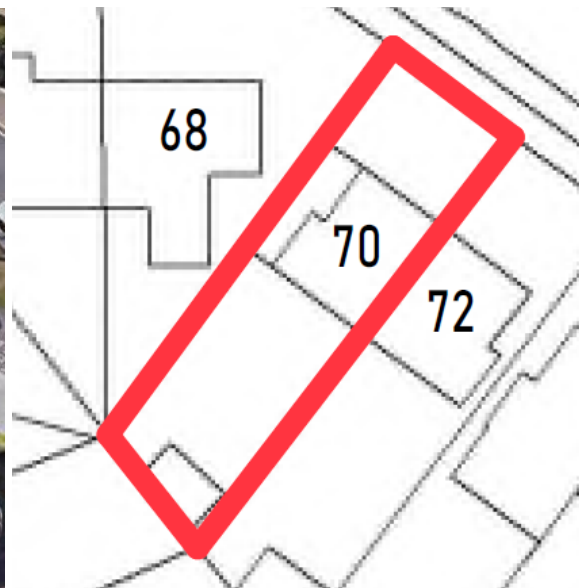
Policy P3 of National Planning Policy Framework 2026 also states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity.

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.

As the proposed extension would be positioned on the north-western side of the property, the occupants of No. 68 Mayfield Drive are considered the most likely to be affected by the development. Given that no side-facing windows are proposed and that the single-storey side extension would be set approximately 0.3 m away from the shared boundary, no unacceptable impacts in terms of overbearing effect or overlooking are identified for the occupants of No. 68.

It is noted that No. 68 Mayfield Drive contains one rear-facing window and one side-facing ground-floor window. Given the angled relationship between the application site and No. 68, any existing restrictions on light are largely attributable to the established positioning of the dwellings. Furthermore, the proposed single-storey side extension would be set away from the shared boundary and would replace an existing timber-framed single-storey covered structure that has been in situ for a considerable period. The amenity outdoor space would remain unchanged.

As such, the proposal would not materially alter the existing relationship between the two properties. Any additional loss of light arising from the development is therefore considered limited and would not result in unacceptable harm to the living conditions of the occupants of No. 68 Mayfield Drive. Consequently, the proposal is considered acceptable in terms of residential amenity and complies with Policy DP3 of the NPPF 2026 and Policies CC8, H9 and H10 of the Reading Borough Local Plan 2019.





Extract from Google Aerial Image and Location Plan submitted

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

Approve with Conditions

Recommended Conditions:

Time limit

Approved plans

Materials (To Match)