

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref: PL/26/0841 Householder planning permission

Address: 20 KINGS ROAD, CAVERSHAM, READING, RG4 8DT

Proposal: Retrospective planning permission for the demolition of an existing single-storey rear/side lean-to extension and the erection of a replacement single-storey rear/side extension

Applicant: Pyramid Planning

Received date: 25/06/2026

Target Decision date: 21/09/2026

Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site related to a two-storey terraced building located on the northern side of Kings Road. The site is within flood zone 3.



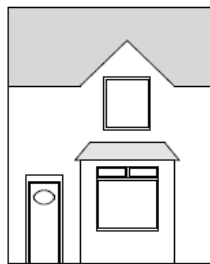
2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks retrospective planning consent for a single storey rear extension following demolition of existing addition.

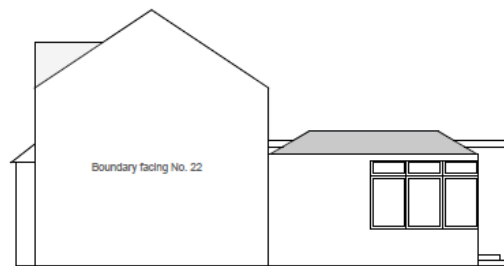
The rear extension has a length of 5m and connects to the existing rear addition. It has the appearance of a conservatory, but with a solid pitched roof with rooflight windows.



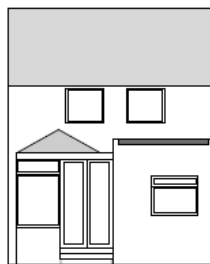
Proposed floor plans



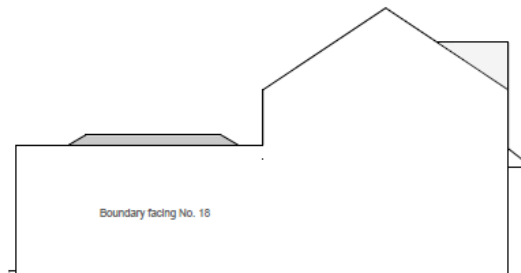
Proposed (as existing)
Front Elevation
scale: 1:100@A3
C 02



Proposed (as existing)
Side Elevation
scale: 1:100@A3
C 02



Proposed (as existing)
Rear Elevation
scale: 1:100@A3
C 02



Proposed (as existing)
Side Elevation
scale: 1:100@A3
C 02

Sheet Name	Description	Date
------------	-------------	------

Proposed elevations

The proposal includes several windows on the side elevation.

Plans:

- C.01b - Existing Elevations - REV A received 27 Jul 2026
- C.01a - Existing Elevations - REV A received 27 Jul 2026
- C.02a - Proposed Elevations - REV A received 27 Jul 2026
- C.02b - Proposed Elevations - REV A received 25 Jun 2026
- B.01 - Site Plan - REV A received 25 Jun 2026
- Planning Statement received 25 Jun 2026
- D.01 - Existing Floorplans - REV A received 25 Jun 2026

D.01 - Proposed Floorplans - REV A received 25 Jun 2026
A.01 - Location Plan - REV A received 25 Jun 2026
C.02 - Proposed Elevations - REV A received 25 Jun 2026
FRA received 27 Jul 2026 received 25 Jun 2026

The submitted plans are of poor quality and are not considered to accurately represent the existing development as built on site. During the officer's site visit, a number of discrepancies were identified between the drawings and the development present, including the omission of guttering and other external features. As a result, the plans fail to provide a complete and accurate depiction of the existing built form, calling into question the reliability of the submitted information and limiting the Council's ability to properly assess the development and its impacts.

Planning History:

No relevant planning history

3. CONSULTATIONS

A site notice was displayed at the application site as well on the council website and one letter of representation was received which raised concerns regarding neighbouring amenity, flooding and drainage issues.

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'.

The following local and national planning policy and guidance is relevant to this application:

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

Reading Borough Local Plan (2019)
CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

SPD
Design Guide to House Extensions SPD 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. The submission version of the Local Plan was submitted on 9th May 2025.

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 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 determination of this planning application and are not considered to be ‘out of date’.

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. APPRAISAL

Neighbouring Amenity

On this side of King’s Road, the ‘original’ predominant character of houses in the area appears to have generally followed a traditional tunnelback arrangement, where the single storey kitchen and downstairs bathroom extension is laid off the boundary to allow light into the dining room, and then this arrangement is reflected in the neighbouring property. The kitchen/bathrooms then butt up against similar, so no harm to amenity occurs.

Policy H9 of the Reading Borough Local Plan states that extensions will be acceptable where they do not result in an overbearing impact on neighbouring occupiers. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas is not compromised, whilst Policy CC8 requires development proposals to avoid significant detrimental impacts on the living environment of existing or future occupiers. Policy P3 of the NPPF (2026) similarly requires development to be appropriate for its location having regard to its effects on living conditions.

In this case, being retrospective, the development is in place and the harm evident. The neighbouring property most directly which is most affected by the proposal is No. 22, located immediately to the east of the application site. The extension projects approximately 5 metres beyond the rear elevation and runs along the shared boundary with No. 22. Whilst the Council’s House Extensions SPD notes that rear extensions exceeding 4 metres may be acceptable in certain circumstances, this is dependent upon the specific characteristics of the site and the resulting impacts.

In this case, the extension produces a substantial unneighbourly presence along the shared boundary, reaching approximately 3.5 metres in height adjacent to No. 22. Given its depth, height and siting, the development would create a pronounced sense of enclosure and a tunnelling effect when viewed from the neighbouring property’s garden and rear amenity area. This impact is further exacerbated by the extension directly adjoining the existing rear projection resulting in an excessively enclosed environment around both the neighbour’s rear-facing windows and private garden space. Furthermore, the raised floor level of the application property necessitates a taller structure when viewed from ground level within No. 22’s garden, accentuating the perceived bulk and massing of the development. Consequently, the proposal appears overbearing, materially diminishing the outlook available to the occupiers of No. 22, and results in a harmful loss of daylight to both the dwelling and its associated garden, to the detriment

of residential amenity. This impact is exacerbated by the fact that the extension has been sited on a property with north-facing gardens.

In addition, the proposal incorporates several windows within the side elevation facing the shared boundary. These windows would allow direct views into the neighbouring rear garden, resulting in an unacceptable level of overlooking and a consequential loss of privacy. The House Extensions SPD specifically advises that rear extensions should avoid harm to neighbouring dwellings arising from overlooking, particularly through the inclusion of side-facing windows. Whilst the submitted Planning Statement suggests that these openings could be obscure glazed, officers do not consider this to provide an acceptable solution in this instance. Given the location of the windows directly on the shared boundary, together with the raised floor levels and close relationship between the two properties, the openings would continue to give rise to an unacceptable actual and perceived sense of overlooking. Furthermore, even if amended to be obscure glazed, the visibility of light, movement and activity at such close quarters would remain harmful and unneighbourly to the occupiers of No. 22. As such, it is considered that no form of window within this flank elevation would be acceptable and the proposal would result in an unacceptable loss of privacy and residential amenity.

The conservatory extension has been sited slightly off the boundary with No. 22. On the boundary is a fence with a trellis no top, presumably to reduce overlooking impacts, however, this arrangement is not considered to mitigate the overall level of harm identified above.

In relation to No.18 which lies to the west as the extension would be sited adjacent to the existing rear addition and does not extend any closer to No.18 than this existing it is not considered the proposal would result in material planning harm to this dwelling.

Taking these factors together, the proposal is considered to result in an unacceptable overbearing impact, loss of outlook and erosion of privacy to the occupiers of No. 22. The development would therefore fail to safeguard neighbouring amenity and is contrary to Policies H9 and CC8 of the Reading Borough Local Plan, Policy P3 of the NPPF (2026), and the guidance contained within the House Extensions SPD.

Character and Appearance

Policy H9 of the Reading Borough Local Plan states that an extension will be acceptable where it respects the character of the host dwelling and the character and pattern of neighbouring development in terms of its scale, location, materials and design. Policy CC7 also requires development to be of a high standard of design that responds positively to its surroundings. Policy DP3 of the NPPF (2026) requires development proposals to respond appropriately to their context and integrate successfully with their surroundings.

The submitted plans are of a poor quality and are not considered to accurately reflect the development as it exists on site and omit a number of features observed during the officer's site visit, including external guttering and other associated elements. As such, the submitted drawings would not be suitable to form approved plans as they fail to provide a complete and accurate record of the development undertaken. The Council would ordinarily expect plans submitted in support of a planning application, particularly a retrospective application, to accurately reflect the development as built and would, in the absence of overriding reasons for refusal, have sought amended plans to address these deficiencies.

Notwithstanding these concerns, this is a retrospective application and the extension as constructed has been assessed by the case officer during the site visit. Having regard to the development as it exists on site, the extension is single-storey in form, remains clearly subordinate to the host dwelling and does not exceed the height of the existing property. Furthermore, due to its position to the rear of the dwelling, it is

not readily visible from the public realm and therefore does not result in material harm to the character or appearance of the street scene.

Whilst the design is relatively basic and it is acknowledged that a higher standard of design could potentially have been achieved, the extension's scale, form and siting are not considered so harmful as to warrant refusal on design grounds alone. The development is therefore considered to preserve the character and appearance of the host dwelling and wider area and, notwithstanding the shortcomings of the submitted plans, is broadly compliant with Policies H9 and CC7 of the Reading Borough Local Plan and Policy DP3 of the NPPF (2026).

Flood Risk

Policy EN18 of the Reading Borough Local Plan seeks to ensure that development is appropriately designed having regard to flood risk and incorporates suitable mitigation measures to reduce the impacts of flooding.

The application site lies within Flood Zone 3. In support of the application, a Flood Risk Assessment (FRA) has been submitted which assesses the flood risk associated with the development and identifies appropriate mitigation and resilience measures.

The proposal relates to a householder extension and is therefore considered acceptable in principle within this flood risk designation. The submitted FRA confirms that a range of flood resilience and flood resistance measures have been incorporated into the design of the existing extension. These include the use of a Durabase modular foundation and wall system to allow damaged components to be replaced following a flood event, sealed external doors and windows to reduce water ingress, the avoidance of carpet finishes at ground floor level, and the installation of electrical sockets at a minimum level of 38.35m AOD, providing a 200mm freeboard above the design flood level.

In addition, the proposed floor levels would be maintained above the existing levels and the development has been designed to respond appropriately to the identified flood risk. The incorporation of these measures would minimise potential flood damage and improve the resilience of the property during a flood event.

Having regard to the submitted Flood Risk Assessment and the proposed flood mitigation and resilience measures, on the assumption that the development has been built to the standards indicated, the development is considered acceptable in flood risk terms and complies with Policy EN18 of the Reading Borough Local Plan.

Fall-back Position

The submitted Planning Statement contends that the proposal would be no more harmful than a structure which previously occupied the site and that this should be afforded weight as a fall-back position in the assessment of the application. Officers do not agree with this position.

Firstly, the submitted plans are not considered to accurately reflect either the existing development or the former structure which has since been demolished. The poor quality of the drawings and the limited information provided raise significant concerns regarding the accuracy of the plans and the reliability of the applicant's assessment of the site's previous circumstances. Officers are therefore unable to place significant weight on the submitted drawings when considering the nature and impact of the former structure.

Furthermore, there is no planning history relating to the previous structure and no lawful development certificate or other substantive evidence has been submitted to demonstrate its lawful status, extent, use

or permanence. As such, it has not been demonstrated that the former structure could lawfully have been retained, replaced or reinstated without the need for planning permission. In the absence of such evidence, only very limited weight can be afforded to the claimed fall-back position.

It is also apparent from the evidence available to the Council that the former structure differed significantly from the development now under consideration. The previous structure appears to have comprised a lightweight enclosure, predominantly constructed from plastic materials, and functioned principally as an enclosed outdoor space rather than as an extension of the dwelling's internal living accommodation. By contrast, the application proposal creates additional permanent habitable accommodation associated with the dwelling. The intensity and nature of use arising from a living space is materially different to that of an enclosed outdoor area, with occupants likely to spend significantly more time within the accommodation throughout the day and evening.

Consequently, officers are not satisfied that the proposal represents a like-for-like replacement of the former structure, nor that it would give rise to the same planning impacts. In particular, the increased use of the accommodation as part of the dwelling's living environment has the potential to materially increase opportunities for overlooking and perceptions of overlooking, resulting in a greater impact on neighbouring residential amenity than would have arisen from the former structure.

Accordingly, little weight is afforded to the suggested fall-back position. The application must therefore be assessed on the basis of the development as constructed and its actual impacts. For the reasons set out elsewhere in this report, the development is considered to result in unacceptable harm to neighbouring residential amenity and the claimed fall-back position does not outweigh or negate that harm.

Other Matters

In relation to the letter of objection received, the concerns relating to the impact of the development on neighbouring amenity have been considered and addressed within the relevant sections of this report, but the objection does confirm the impacts. Concerns have also been raised regarding water run-off from the guttering associated with the extension. Any issues relating to the discharge of rainwater onto neighbouring land would constitute a private civil matter between the affected landowners and are not material planning considerations. As such, these matters do not affect the planning assessment of the proposal.

6. CONCLUSION

Whilst the proposal is considered acceptable in terms of its design and flood risk impacts, it would result in an unacceptable overbearing impact, loss of outlook, loss of daylight and loss of privacy to the occupiers of No. 22. As such, the proposal is contrary to Policies H9, H10 and CC8 of the Reading Borough Local Plan, Policy P3 of the NPPF (2026) and the House Extensions SPD. Accordingly, the application is recommended for refusal.

7. RECOMMENDATION

Refused for the following reason:

The extension, by reason of its depth, height, siting and side-facing windows adjacent to the shared boundary with No. 22, results in an unacceptable overbearing impact, loss of outlook to adjacent habitable windows, erosion of privacy and overlooking to the occupiers of No. 22. The development therefore fails to safeguard neighbouring amenity and is contrary to Policies H9 and CC8 of the Reading

Borough Local Plan, Policy P3 of the NPPF (2026), and the guidance contained within the Council's SPD, 'A Design Guide to House Extensions' (2021)