

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0992 Lawful development: Proposed use

Address: 11 KNOWLE CLOSE, CAVERSHAM, READING, RG4 7LH

Proposal: Proposed single storey rear extension

Applicant: Mr & Mrs Cousins

Received date: 24/07/2026

Target Decision date: 05/10/2026

Case Officer: Gary Miles

Introduction and Proposal

The application site consists of a detached bungalow located near the entrance to Knowle Close on the right-hand side. Knowle Close is characterised by detached bungalows of similar scale, appearance and age. The property is constructed using red brick and clay tiled pitched roof. The property is not listed, not located within a conservation area and not located within an Article 4 Area.

The proposal consists of a single storey 4m rear extension with wrap around pitched roof. The extension will project from the existing rear elevation following demolition of the existing conservatory. The single storey extension will measure 9.56m long and have an overall maximum height of 3.85m attached to the existing pitched roof. The roof element will be set down from the highest part of the host property.

Site visit date: 17th September 2026



Looking towards existing conservatory (to be demolished) and rear elevation



Looking towards existing conservatory (to be demolished) and rear elevation

Plans Submitted

The agent supplied the following, received on 24th July 2026:

Signed and dated application form

Signed and dated CIL form

Covering Letter (AKT Planning & Architecture)

Drawing no: J1202/CLD210 - Proposed Site Plan, dated Jul 26

Drawing no: J1202/CLD311 – Proposed Ground Floor Plan, dated Jul 26

Drawing no: J1202/CLD312 – Proposed Roof Plan, dated Jul 26

Drawing no: J1202/CLD313 – Proposed Front and Side Elevations, dated July 26

Drawing no: J1202/CLD314 – Proposed Rear and Side Elevations, dated Jul 26

Drawing no: J1202/PP101 - Location Plan, dated Jul 26

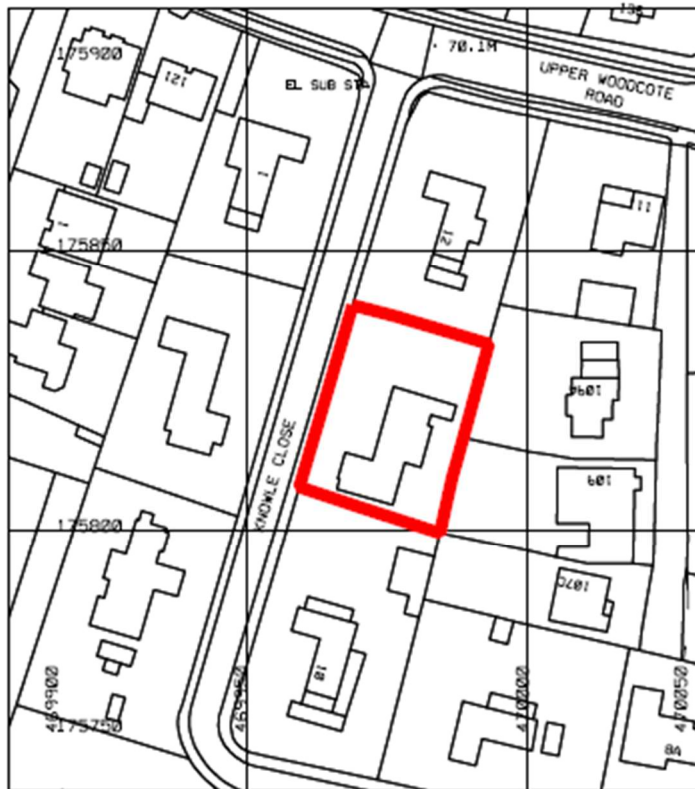
Drawing no: J1202/PP101 – Existing Site Plan, dated Jul 26

Drawing no: J1202/PP102 – Existing Ground Floor Plan, dated Jul 26

Drawing no: J1202/PP103 – Existing Roof Plan, dated Jul 26

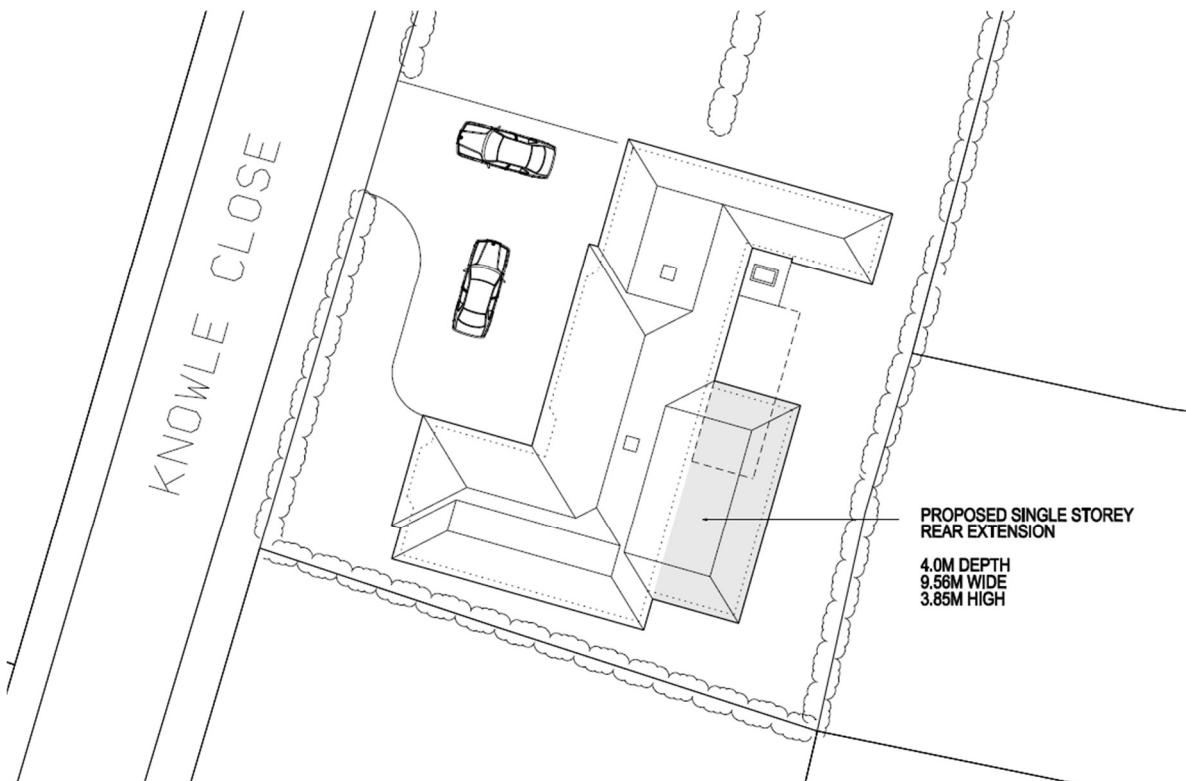
Drawing no: J1202/PP104 – Existing Front and Side Elevations, dated Jul 26

Drawing no: J1202/PP105 – Existing Rear and Side Elevations, dated Jul 26

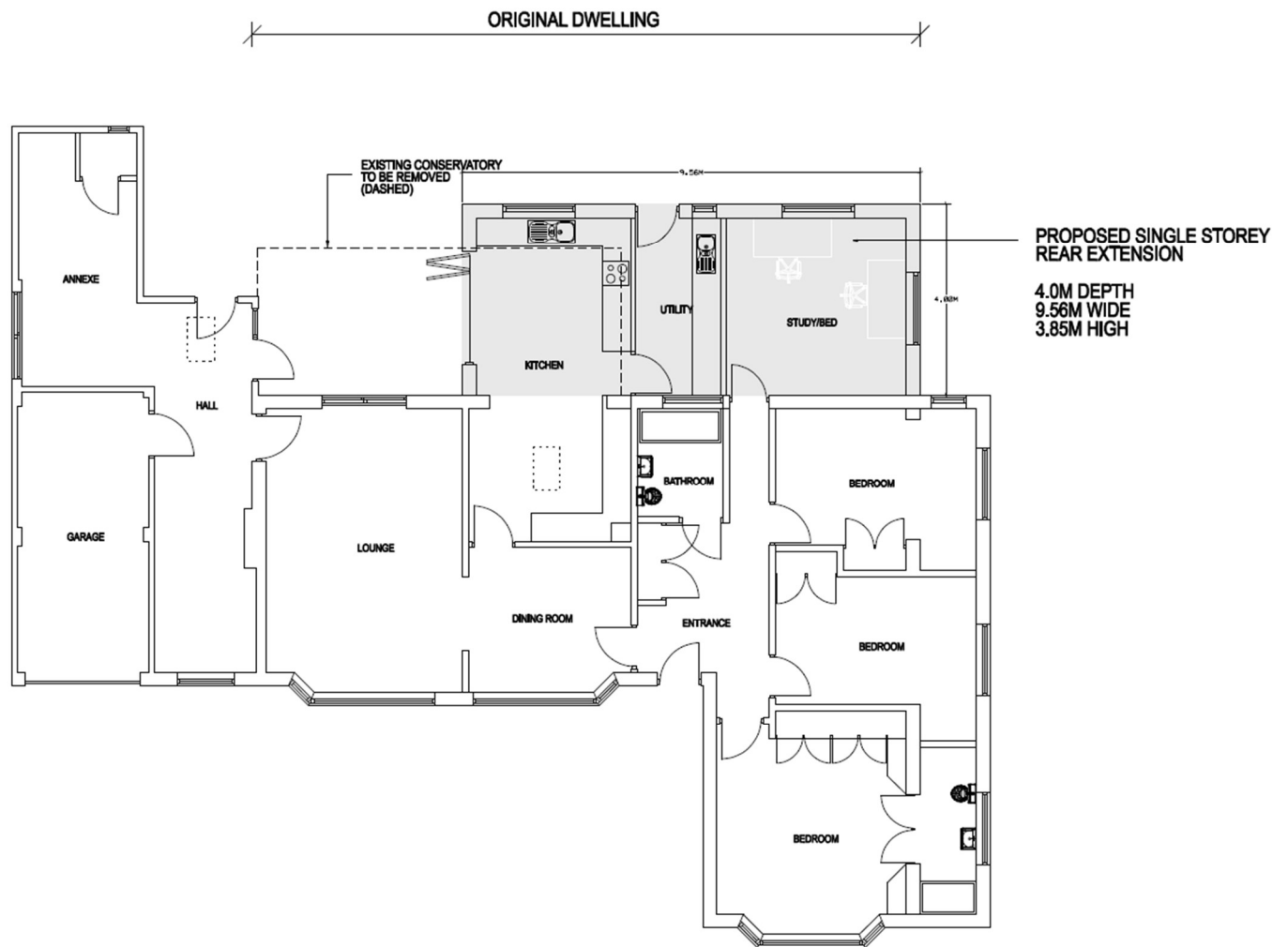


ORDNANCE SURVEY, (C) CROWN COPYRIGHT 2026. ALL RIGHTS RESERVED. LICENCE NUMBER 100022432

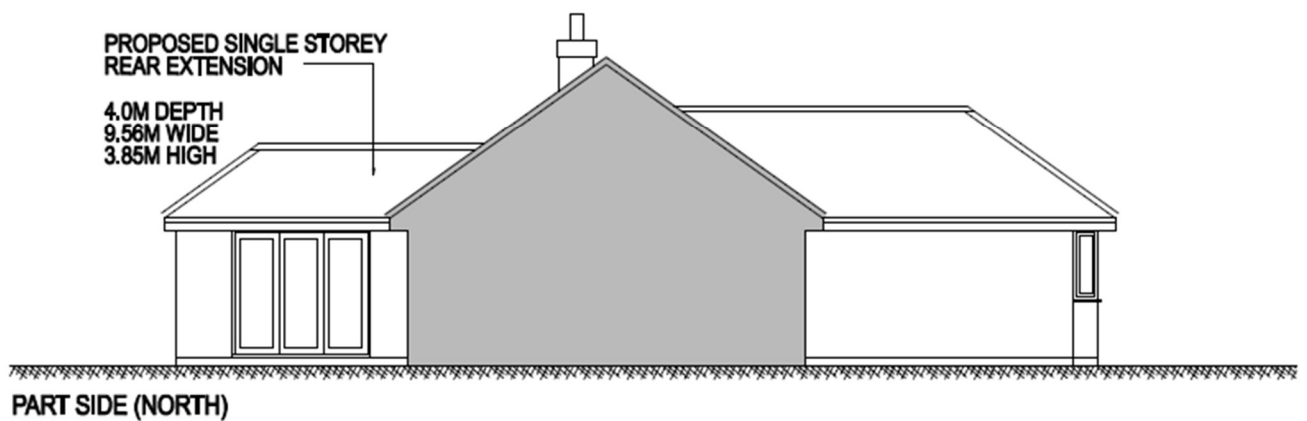
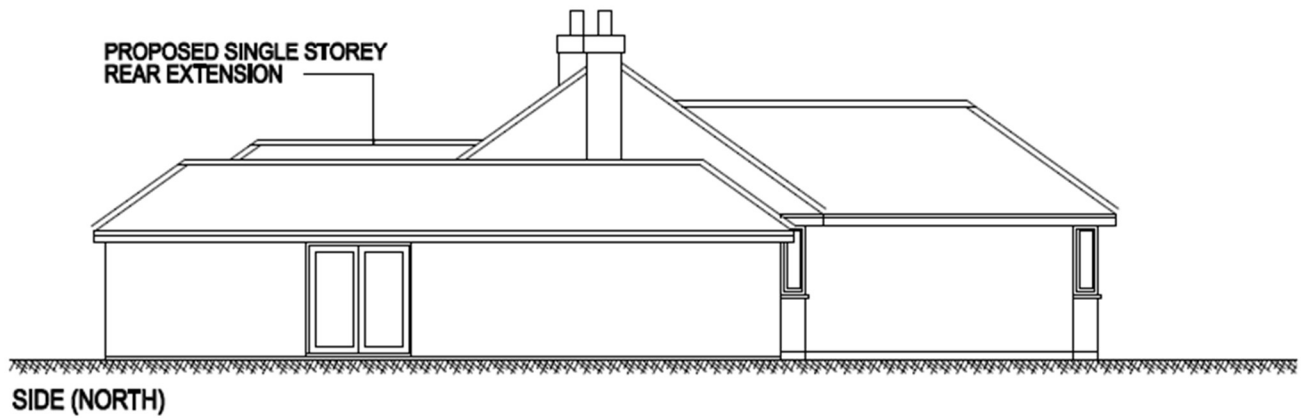
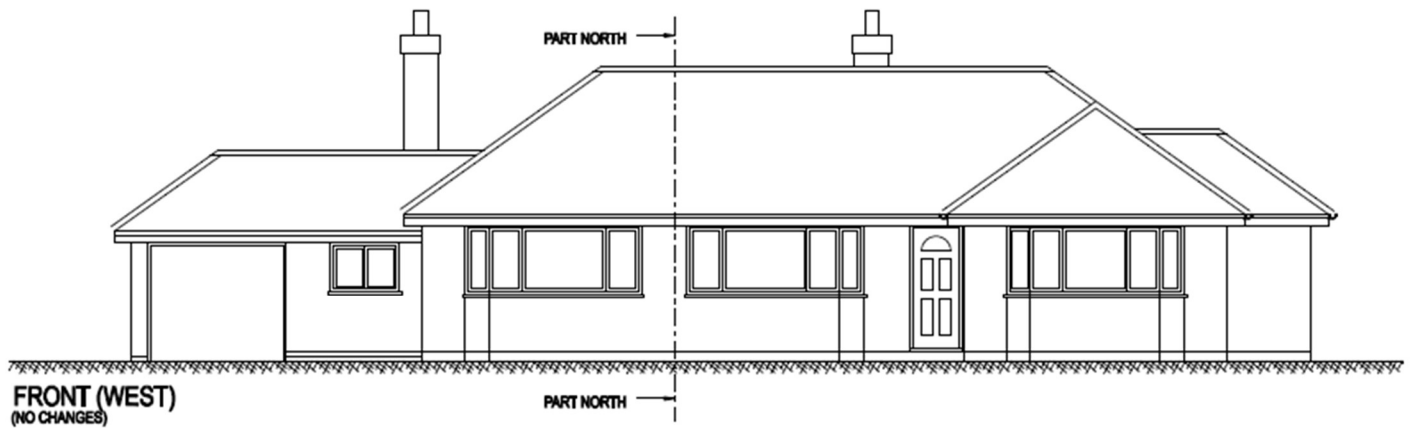
Site Location Plan

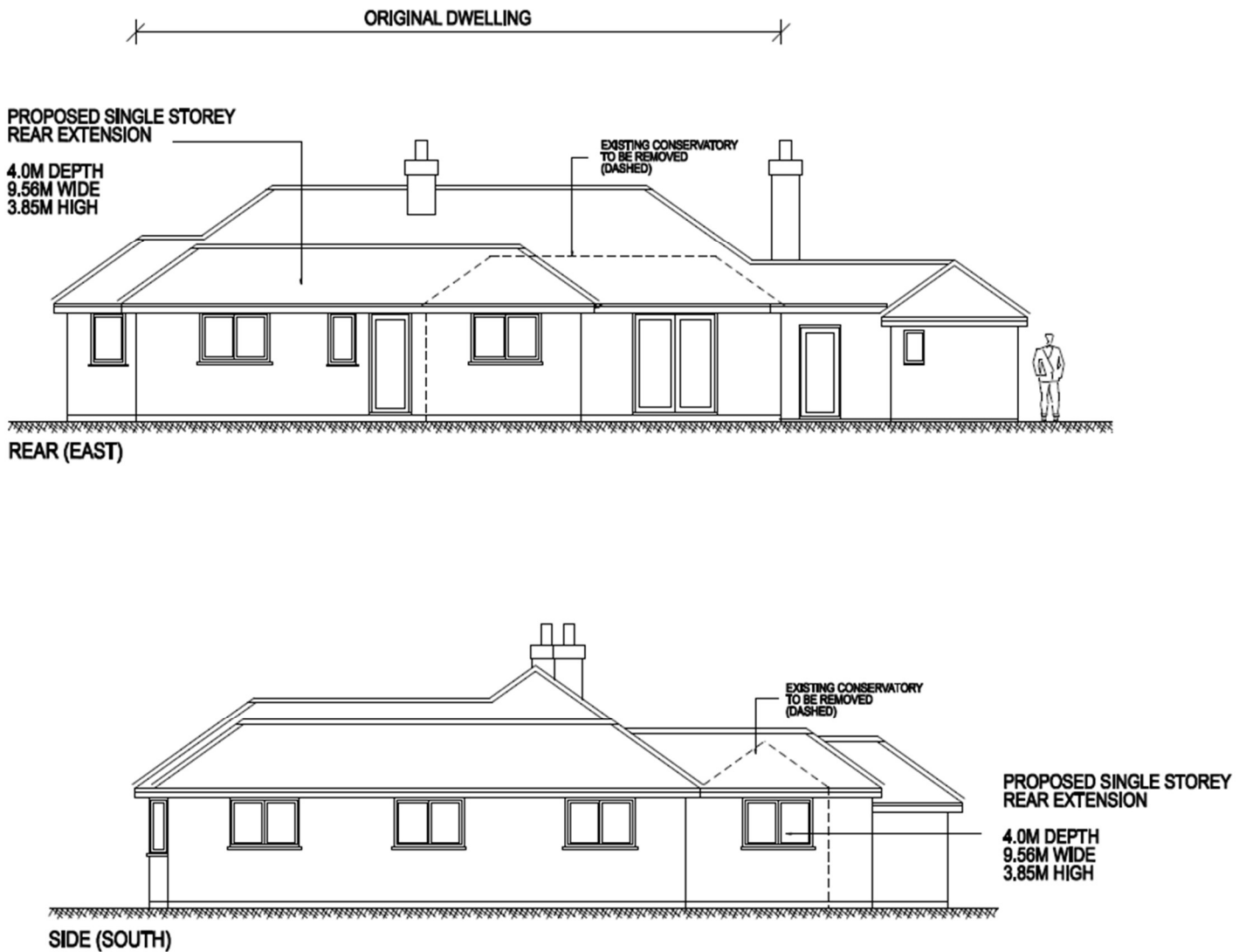


Proposed Site Plan



Proposed Ground Floor Plan





Proposed Elevations

Relevant Planning History

PL/10/2132 - Remove existing polycarbonate roof to covered way and replace with solid roof - Granted 2010

Summary of Consultations

No consultations were undertaken as it is not required for an application of this type.

Relevant Planning Policy and Guidance

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)

Permitted development rights for householders - Technical Guidance September 2019

Assessment

A Certificate of Lawfulness for a proposed development has been submitted as the applicant considers the proposal falls within the permitted development rights of the property.

The proposed single storey 4m rear extension with an eave's height of 2.5m and materials to match the existing property, must be assessed to ensure that it complies with the conditions of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The relevant conditions of the GPDO for internal alterations which include the rearrangement of the existing ground floor to create a larger kitchen, utility room and bedroom/study to a dwellinghouse which is not listed or in a conservation area, are as follows:

A.1 Development is not permitted by Class A if:

A.1 (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); **complies**

A.1 (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); **complies** (as per drawing no: J1202/CLD311 Proposed Ground Floor Pan).

A.1 (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse; **complies** (as per drawing no: J1202/CLD314 Proposed Rear and Side Elevations).

A.1 (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse; **complies** (as per drawing no: J1202/CLD314 Proposed Rear and Side Elevations).

A.1 (e) the enlarged part of the dwellinghouse would extend beyond a wall which (i) forms the principal elevation of the original dwellinghouse; **complies** or (ii) fronts a highway and forms a side elevation of the original dwellinghouse; **complies** (as per drawing no: J1202/CLD311 Proposed Ground Floor Pan).

A.1 (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, **complies** or (ii) exceed 4 metres in height; **complies** (as per drawing no: J1202/CLD311 Proposed Ground Floor Pan).

A.1 (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, **complies** or (ii) exceed 4 metres in height; **complies** (as per drawing no: J1202/CLD314 Proposed Rear and Side Elevations).

A.1 (h) the enlarged part of the dwellinghouse would have more than a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, **complies** or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse; **complies** (as per drawing no: J1202/CLD314 Proposed Rear and Side Elevations).

A.1 (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres; **complies** (proposed eaves height is 2.5m (as per drawing no: J1202/CLD310 Proposed Site Plan)).

A.1 (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would - (i) exceed 4 metres in height, **complies** (ii) have more than a single storey, **complies** or (iii) have a width greater than half the width of the original dwellinghouse; **complies** or

A.1 (k) it would consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, **complies** (ii) the installation, alteration or replacement of a microwave antenna, **complies** (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, **complies** or (iv) an alteration to any part of the roof of the dwellinghouse. **complies**. (All submitted drawings confirm this).

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if:

A.2 (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles; **n/a**

A.2 (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; **n/a** or

A.2 (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse. **complies**

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It can be confirmed that the proposed development would be lawful for planning purposes based on the drawings received by the Local Planning Authority on 24th July 2026:

Drawing no: J1202/CLD210 - Proposed Site Plan, dated Jul 26
Drawing no: J1202/CLD311 – Proposed Ground Floor Plan, dated Jul 26
Drawing no: J1202/CLD312 – Proposed Roof Plan, dated Jul 26
Drawing no: J1202/CLD313 – Proposed Front and Side Elevations, dated July 26
Drawing no: J1202/CLD314 – Proposed Rear and Side Elevations, dated Jul 26
Drawing no: J1202/PP101 - Location Plan, dated Jul 26
Drawing no: J1202/PP101 – Existing Site Plan, dated Jul 26
Drawing no: J1202/PP102 – Existing Ground Floor Plan, dated Jul 26
Drawing no: J1202/PP103 – Existing Roof Plan, dated Jul 26
Drawing no: J1202/PP104 – Existing Front and Side Elevations, dated Jul 26
Drawing no: J1202/PP105 – Existing Rear and Side Elevations, dated Jul 26

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed 4m rear single storey extension with an eave's height of 2.5m and a maximum height of 3.85m, constructed with materials to match the existing dwelling and internal alterations at ground floor level.

Therefore, the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

IF6: Building Control
Complaints about construction
Encroachment
Bats & works to roofs
Care regarding materials