

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0898 Householder planning permission

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

Proposal: Raising of eaves and ridgelines above existing garage and annexe room.

Applicant: Mr & Mrs Cousins

Received date: 06/07/2026

Target Decision date: 09/10/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

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.

Site visit date: 17th September 2026



Looking towards the existing west facing front elevation



Looking towards existing north facing side elevation



Looking towards existing north facing side elevation and large wrap around gardens

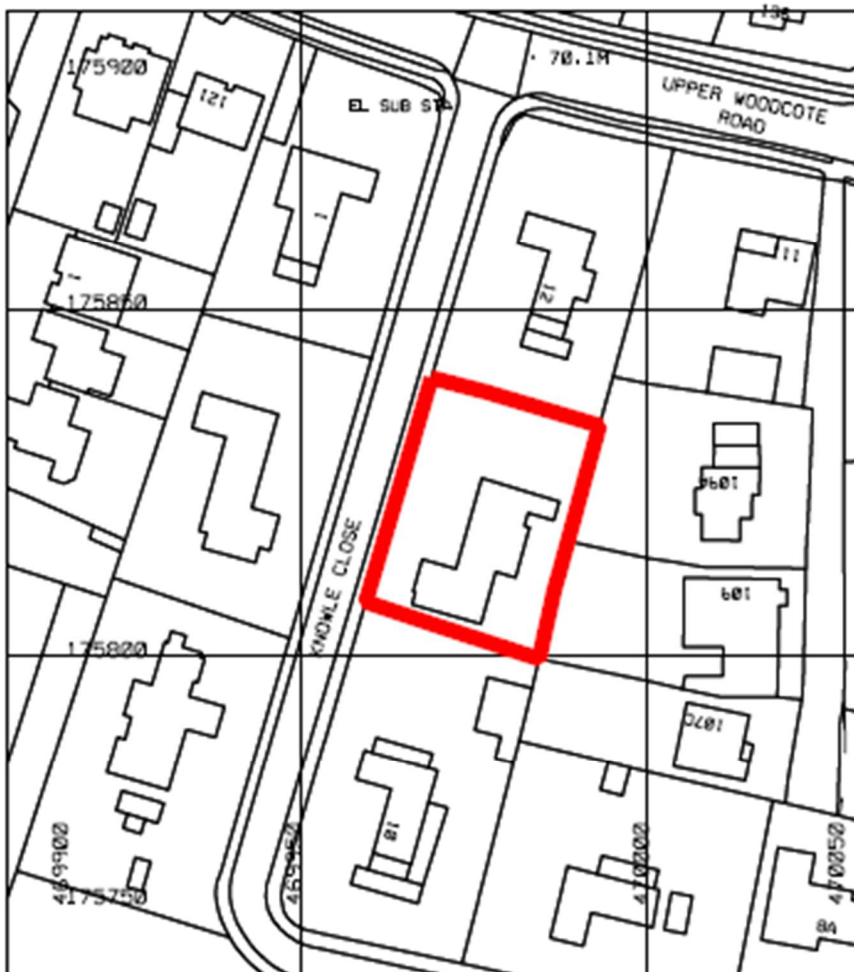
2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of raising of the roof above existing garage and annexe room. The eaves and ridge will be extended upwards effectively bringing the eaves and ridge height over the garage and hallway up to the same height as the main ridge over the main section of the property, an increase of height of about 1.5m. The roof above the annexe towards the rear of the property will be raised by a maximum of 0.5m in height.

The proposed work includes work to replace the windows and make good the rendered wall coverings. Materials will match the host property.

Plans and documents considered:

Drawing no: J1202/PP100 – 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
Drawing no: J1202/PP110 Rev A – Proposed Site Plan, dated Jul 26
Drawing no: J1202/PP111 Rev A – Proposed Rear and Side Elevations, dated Jul 26
Drawing no: J1202/PP112 Rev A – Proposed Roof Plan, dated Jul 26
Drawing no: J1202/PP113 Rev A – Proposed Front and Side Elevations, dated Jul 26
Drawing no: J1202/PP114 Rev A – Proposed Rear and Side Elevations, dated Jul 26
Preliminary Roost Assessment report ref: SWE-P26-0392-R1 (Sam Watson Ecology) dated Aug 26
Received by the LPA on 13th August 2026



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Site Location Plan

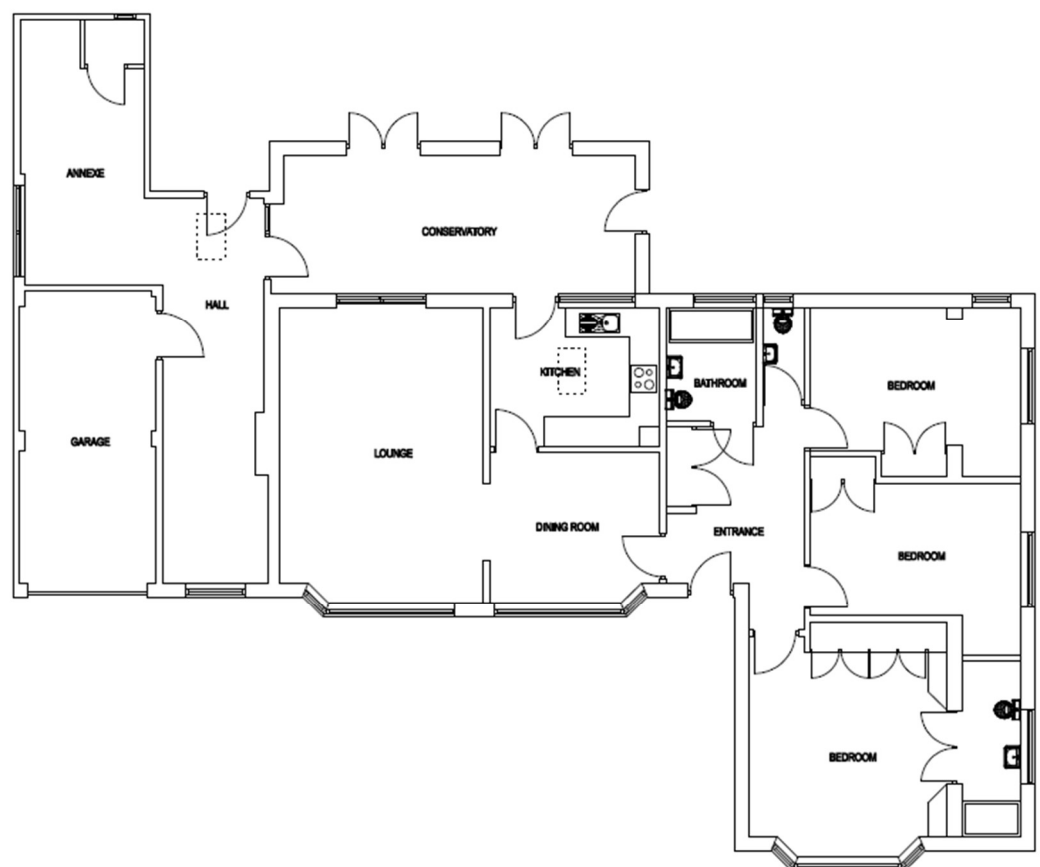


PROPOSED SITE PLAN

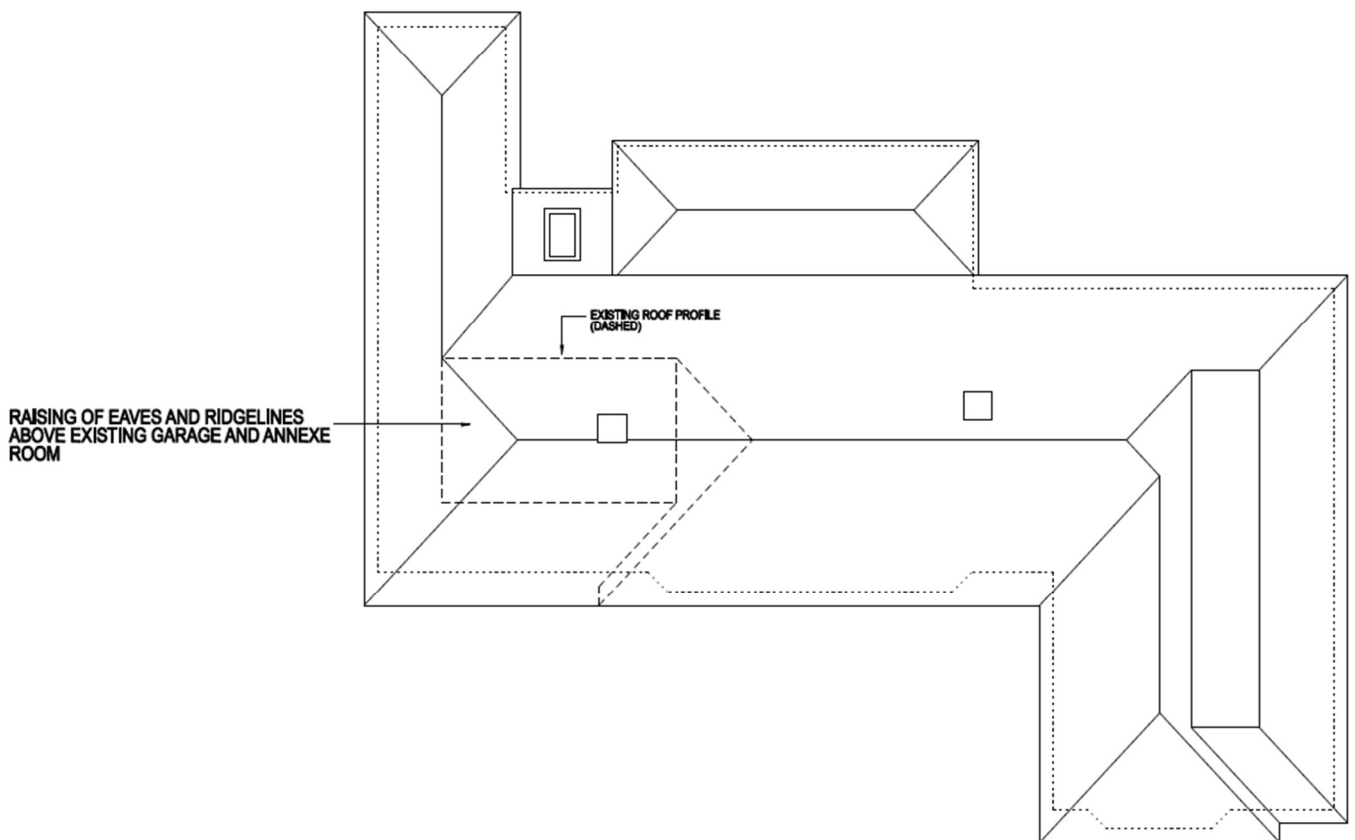




PROPOSED GROUND FLOOR PLAN (NO CHANGES)



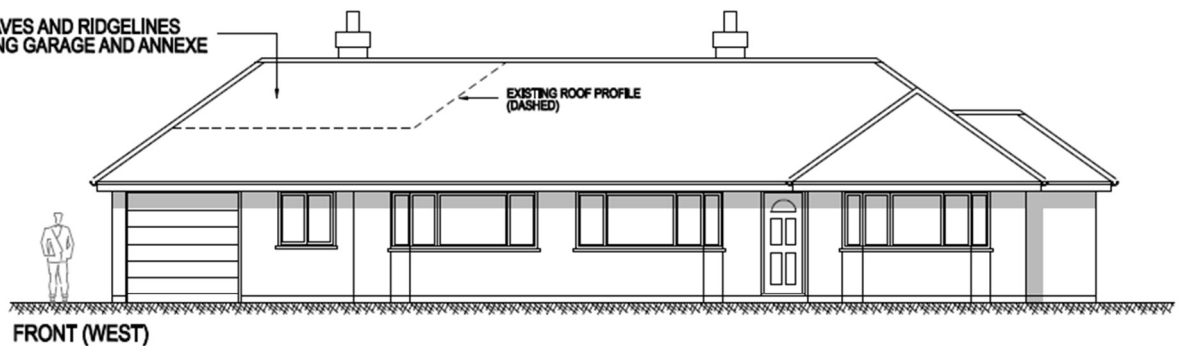
PROPOSED ROOF PLAN





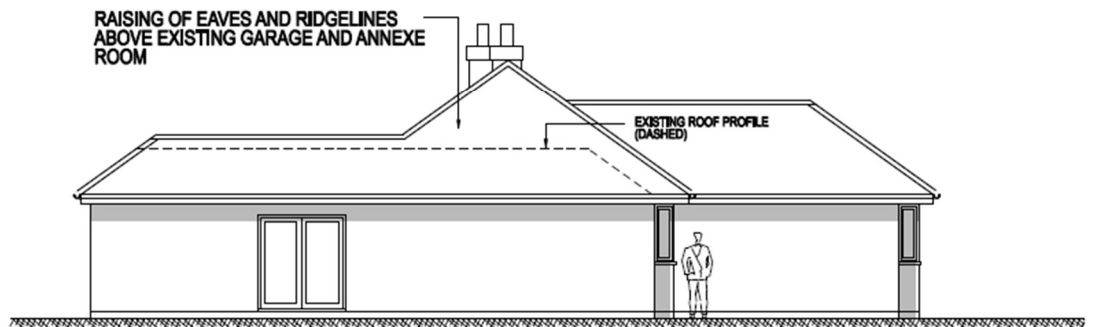
PROPOSED FRONT AND SIDE ELEVATIONS

RAISING OF EAVES AND RIDGELINES
ABOVE EXISTING GARAGE AND ANNEXE
ROOM



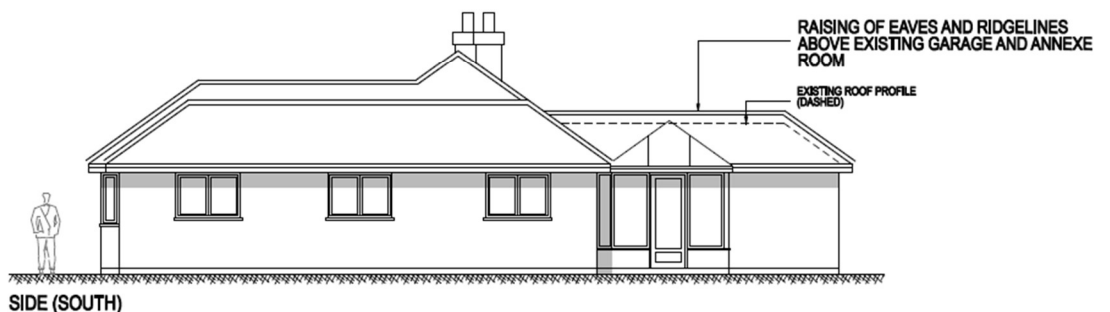
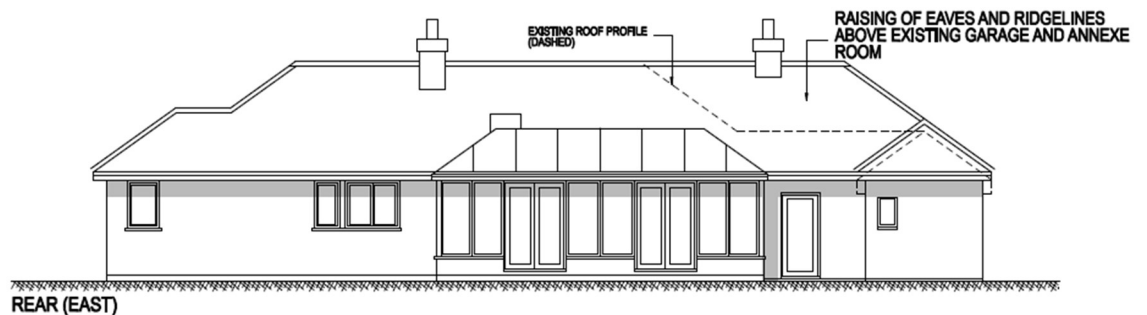
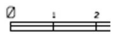
FRONT (WEST)

RAISING OF EAVES AND RIDGELINES
ABOVE EXISTING GARAGE AND ANNEXE
ROOM



SIDE (NORTH)

PROPOSED REAR AND SIDE ELEVATIONS



3. RELEVANT PLANNING HISTORY

PL/26/0992 – Single storey rear extension – CLP – Permitted October 2026

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

4. CONSULTATIONS

RBC Internal

- Ecology Officer

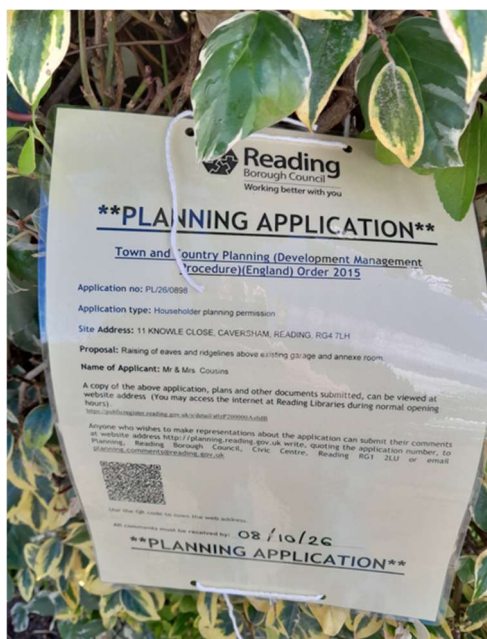
The application site comprises a detached single storey dwelling in Caversham Reading. The site lies adjacent to a Green Link with open spaces and tree lines associated with Mapledurham Playing fields to the south of the dwelling. The proposals including raising the roof line on one part of the building associated with the garage and annexe room.

The bat survey report (Sam Watson Ecology, August 2026) has been undertaken to the appropriate standard and concludes that the building is unlikely to host roosting bats.

As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

External

A planning notice was attached to the hedge at the front of the property, with another planning noticed attached to a hedge in the service road directly behind the host property on 17th September and left in place for the 21-day statutory consultation period.



o/s front of property



displayed rear of property

No letters of representation have been received.

5. 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.

6. 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)

- 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

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

EN12 (Biodiversity and the Green Network)

SPG/SPD

A Design Guide to House Extensions SPG

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. Following the public examination hearings in February 2026, the plan is now in its final public consultation phase before formal adoption.

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’.

7. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The raising of the eaves and ridge above the garage will simply bring the ridge height to the same height of the host property. The shape of the roof is well balanced and respects the main property. The changes are considered subservient to the original property and is considered respectful. The tiles will be matched to those of the existing roof and secured via a condition. The proposed changes to the roof form are considered acceptable and is therefore considered compliant 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 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.

The raised roof will be no higher than the highest part of the host property and is of a scale that is not considered overbearing. No additional openings or windows are proposed at first floor level as a result of the raising of the roof height. Officers do not consider the proposed development is overbearing to neighbours.

The proposed development is not considered harmful to amenity and therefore is considered acceptable with policies CC8 and H9 of the Reading Borough Local Plan 2019 subject to conditions.

Ecology matters

As the property is located adjacent to a Green Link associated with Mapledurham Playing fields, the Ecology officer was consulted.

The agent submitted a Preliminary Bat Roost Assessment (Sam Watson Ecology, August 2026) which the ecology officer reviewed and confirms the proposed works to raise the roof line on one part of the building associated with the garage and annexe room is unlikely to affect bats or other protected species.

The proposed development is compliant with policy EN12 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

GRANT

TL1
AP1
M1
PD2