

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/1073 Householder planning permission

Address: 328 KIDMORE ROAD, CAVERSHAM, READING, RG4 7NG

Proposal: Single storey rear extension and raised decking

Applicant: Nick Jones

Received date: 10/08/2026

Target Decision date: 05/10/2026

Agreed Extension of Time until 16/10/2026

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site consists of a pre-war, bay fronted, semi-detached dwellinghouse. The property is constructed from traditional brick and render with tiled pitched roofs and striking gabled fronted front elevation. The application site has a very long rear garden which slopes away from the property. The rear gardens of the host property and neighbouring property slopes away steeply.

The adjoining house at 330 Kidmore Road has been subject to a modest single storey extension and has a raised patio area adjacent to the property with steps down on to a lower patio area and in to the garden.

The area is predominantly residential, the properties have characteristic gaps between them, and all have off-street parking, private frontages and large rear gardens. The property is not listed, nor is it located within a conservation area.

Site visit: 18th September 2026



Looking towards south-westerly facing – front elevation.



Looking towards the north-easterly facing – rear elevation along with neighbouring attached and detached properties.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development consists of a single storey rear extension effectively L shaped and finished with a pitched roof, external arched patio doors to the rear elevation and skylights positioned in each of the side facing and rear facing roof slopes.

The rear extension will have a projection of 5m and include a very small side return with wrap around roof. The rear extension is pulled away from the shared adjoining boundary with no.330 Kidmore Road by approximately 1.2m.

The extension will be constructed with red brick to match the host property and be finished with a bronze anodized aluminium roof covering.

The proposed development includes a raised decking area to the rear of the property to provide levelled access for a wheelchair user. The raised decking area leads to steps down and a separate wheelchair friendly ramp down onto the rear patio and garden beyond.

Windows and doors will be finished in materials to match the original property.

Plans and documents considered:

Drawing no: MAB-C5367-001– Location Plan, dated Mar 26

Drawing no: MAB-C5367-051 Rev A – Plans – Site – Proposed GA, dated Jul 26 **superseded**

Drawing no: MAB-C5367-180 Rev A – Elevations – Existing GA, dated Apr 26

Drawing no: MAB-C5367-111 Rev A – Plans – Ground, First & Roof Level - Existing GA, dated Apr 26

Drawing no: MAB-C5367-212 Rev A – Plans – Ground, First & Roof Level – Proposed GA, dated Jul 26 **superseded**

Drawing no: MAB-C5367-281 Rev A – Elevations – Proposed GA, dated Jul 26 **superseded**

Received by the LPA on 10th August 2026

Drawing no: MAB-C5367-051 Rev B – Plans – Site – Proposed GA, dated Sept 26 **superseded**

Drawing no: MAB-C5367-212 Rev B – Plans – Ground, First & Roof Level – Proposed GA, dated Sept 26 **superseded**

Drawing no: MAB-C5367-281 Rev B – Elevations – Proposed GA, dated Sept 26 **superseded**

Received by the LPA on 1st October 2026

Drawing no: MAB-C5367-051 Rev C – Plans – Site – Proposed GA, dated Oct 26 **superseded**

Drawing no: MAB-C5367-212 Rev C – Plans – Ground, First & Roof Level – Proposed GA, dated Oct 26 **superseded**

Drawing no: MAB-C5367-281 Rev C – Elevations – Proposed GA, dated Oct 26 **superseded**

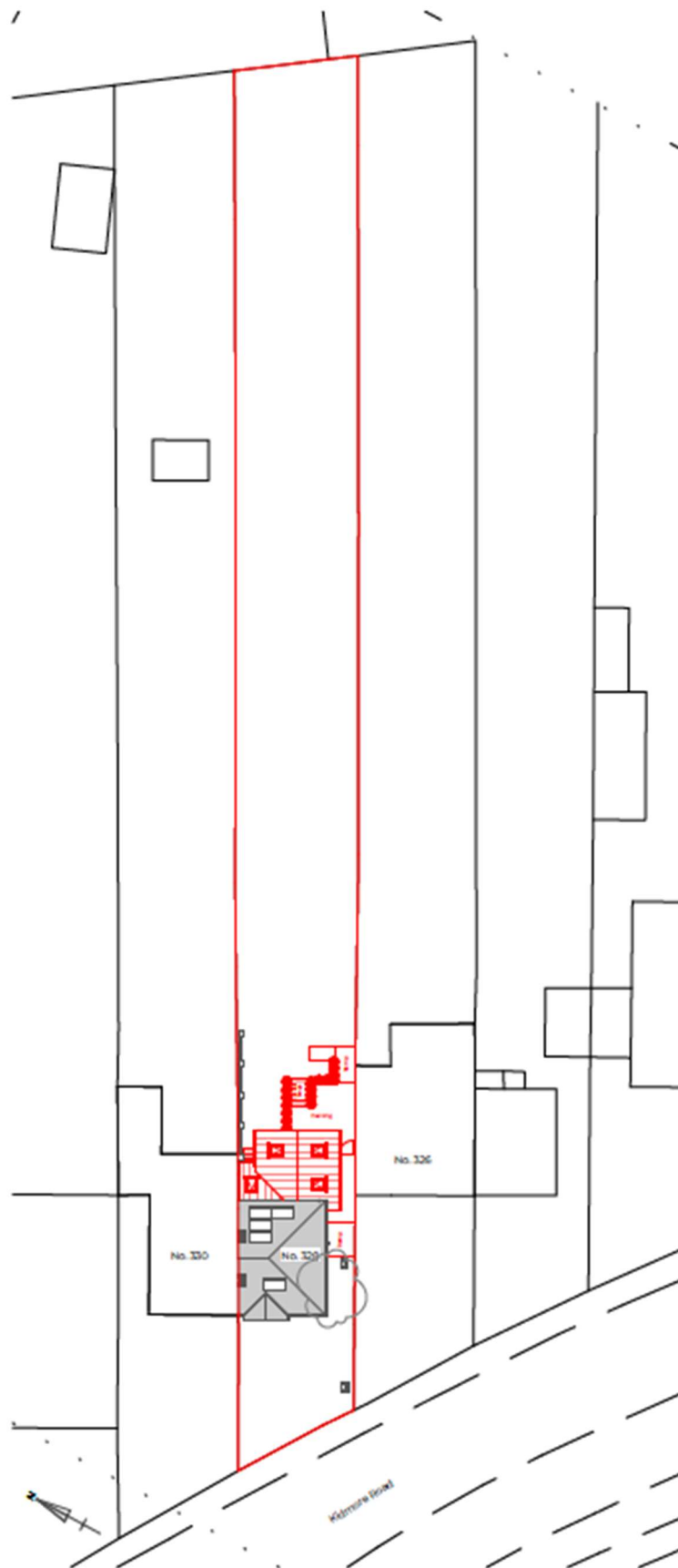
Received by the LPA on 9th October 2026

Drawing no: MAB-C5367-051 Rev D – Plans – Site – Proposed GA, dated Oct 26

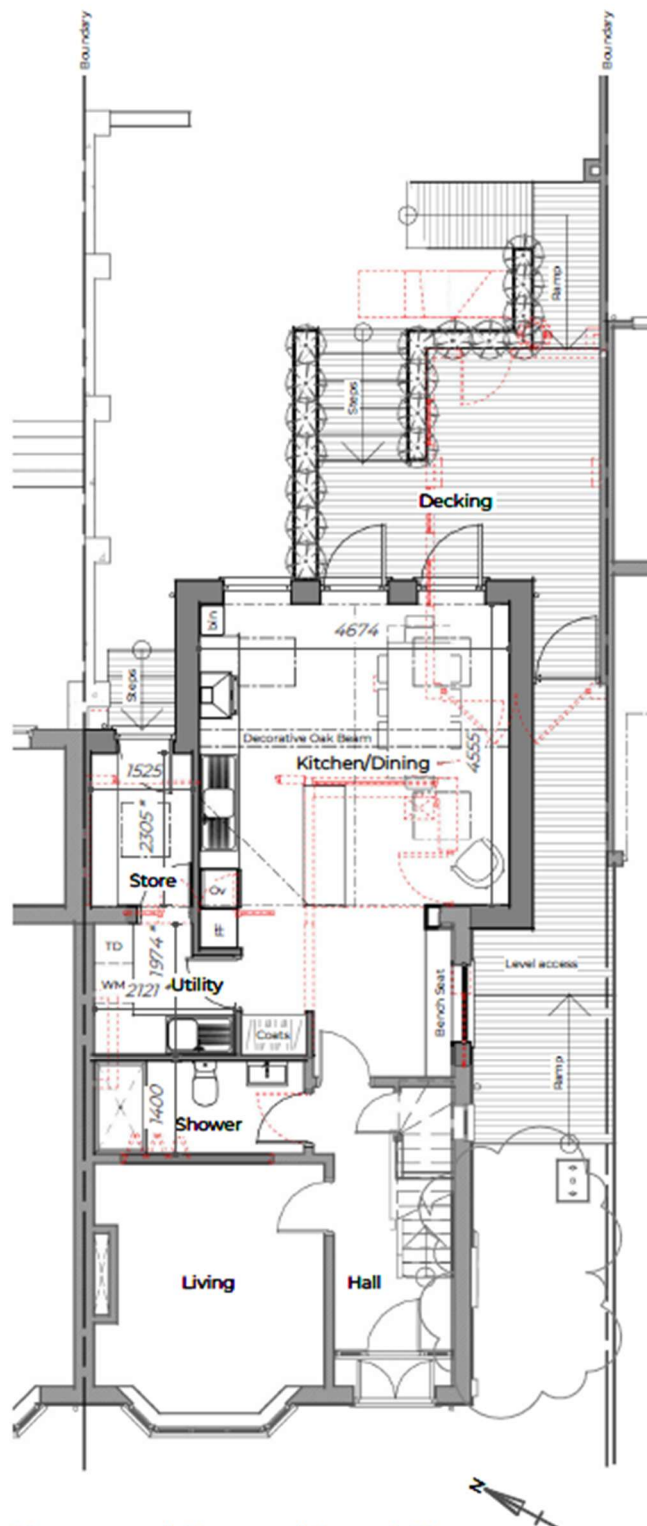
Drawing no: MAB-C5367-212 Rev D – Plans – Ground, First & Roof Level – Proposed GA, dated Oct 26

Drawing no: MAB-C5367-281 Rev D – Elevations – Proposed GA, dated Oct 26

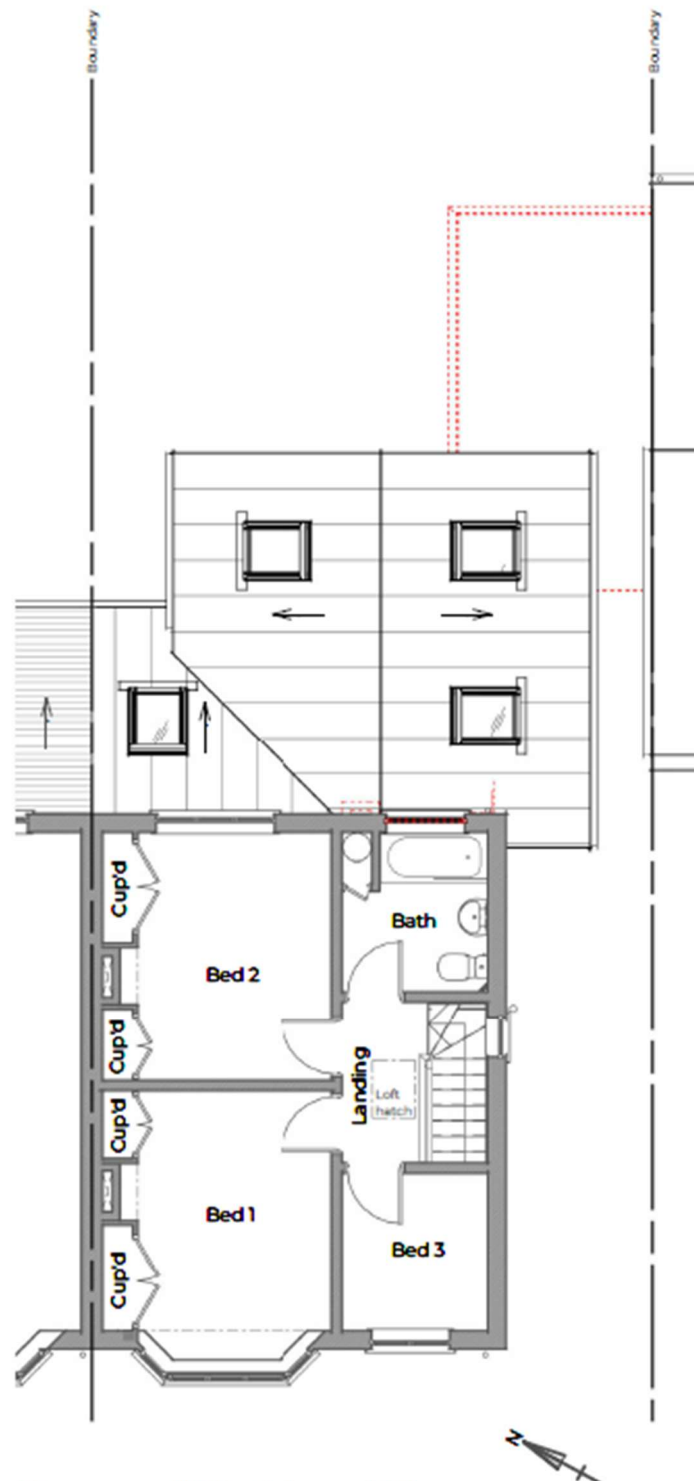
Received by the LPA on 15th October 2026



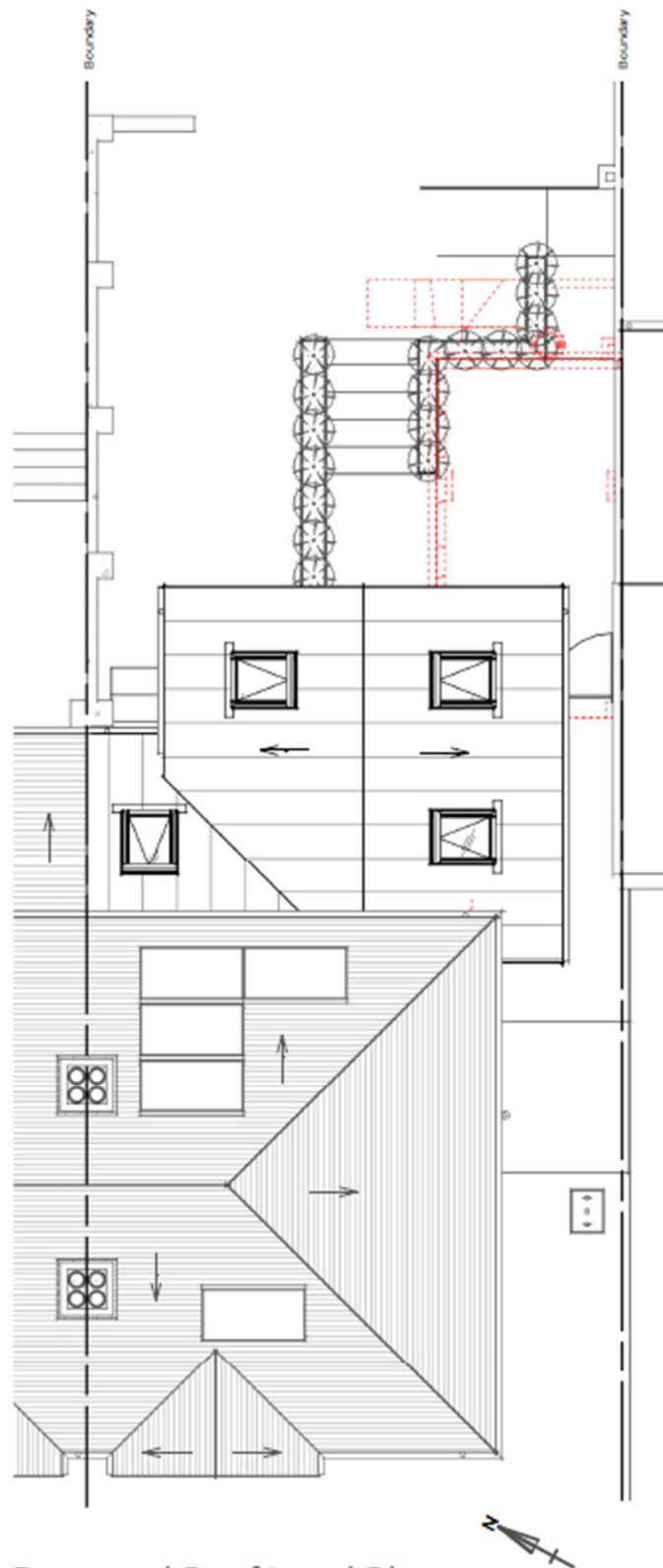
Proposed Site Level Plan
General Arrangement | Scale 1 : 200



Proposed Ground Level Plan
General Arrangement | Scale 1 : 100



Proposed First Level Plan
General Arrangement | Scale 1 : 100



Proposed Roof Level Plan
General Arrangement | Scale 1 : 100



Proposed Elevation - South-West

General Arrangement | Scale 1 : 100

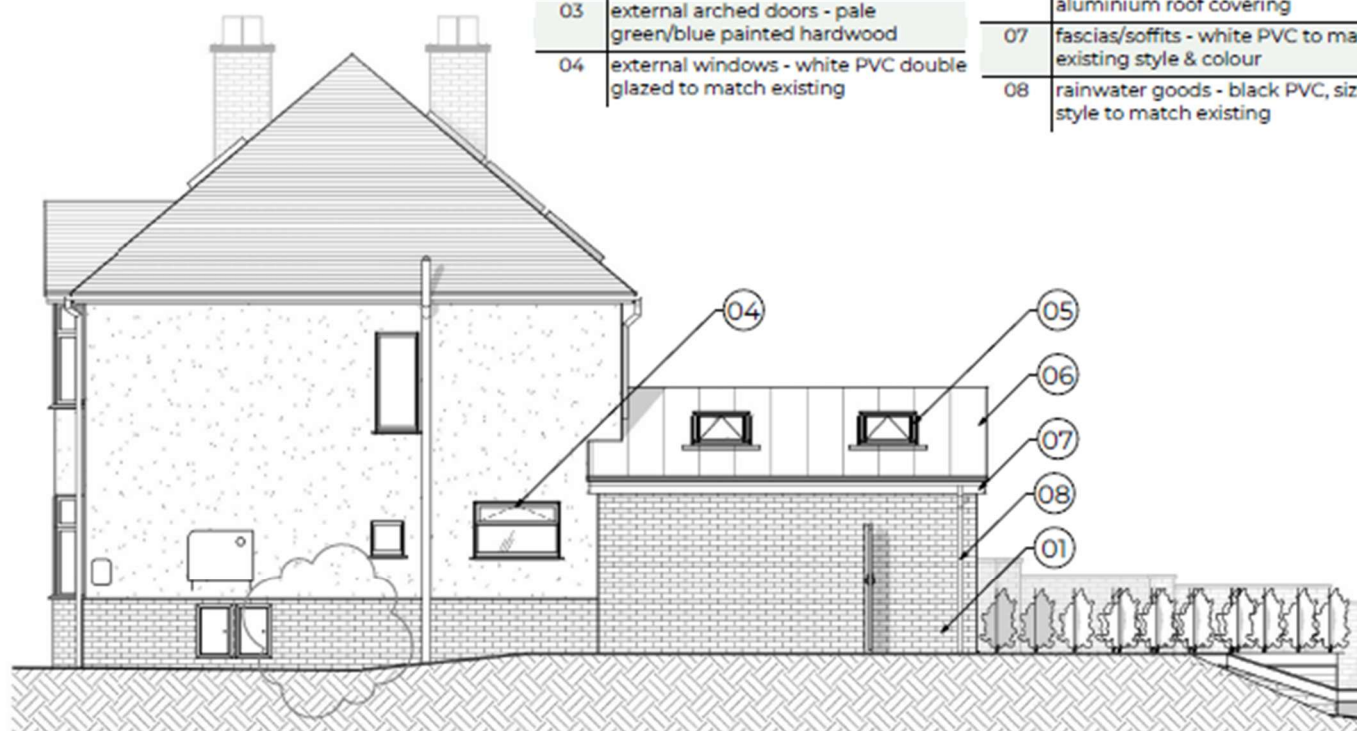


Finishes & Materials

Ref.	Description
01	walls - red brick to match existing
02	external doors - white PVC double glazed to match existing
03	external arched doors - pale green/blue painted hardwood
04	external windows - white PVC double glazed to match existing

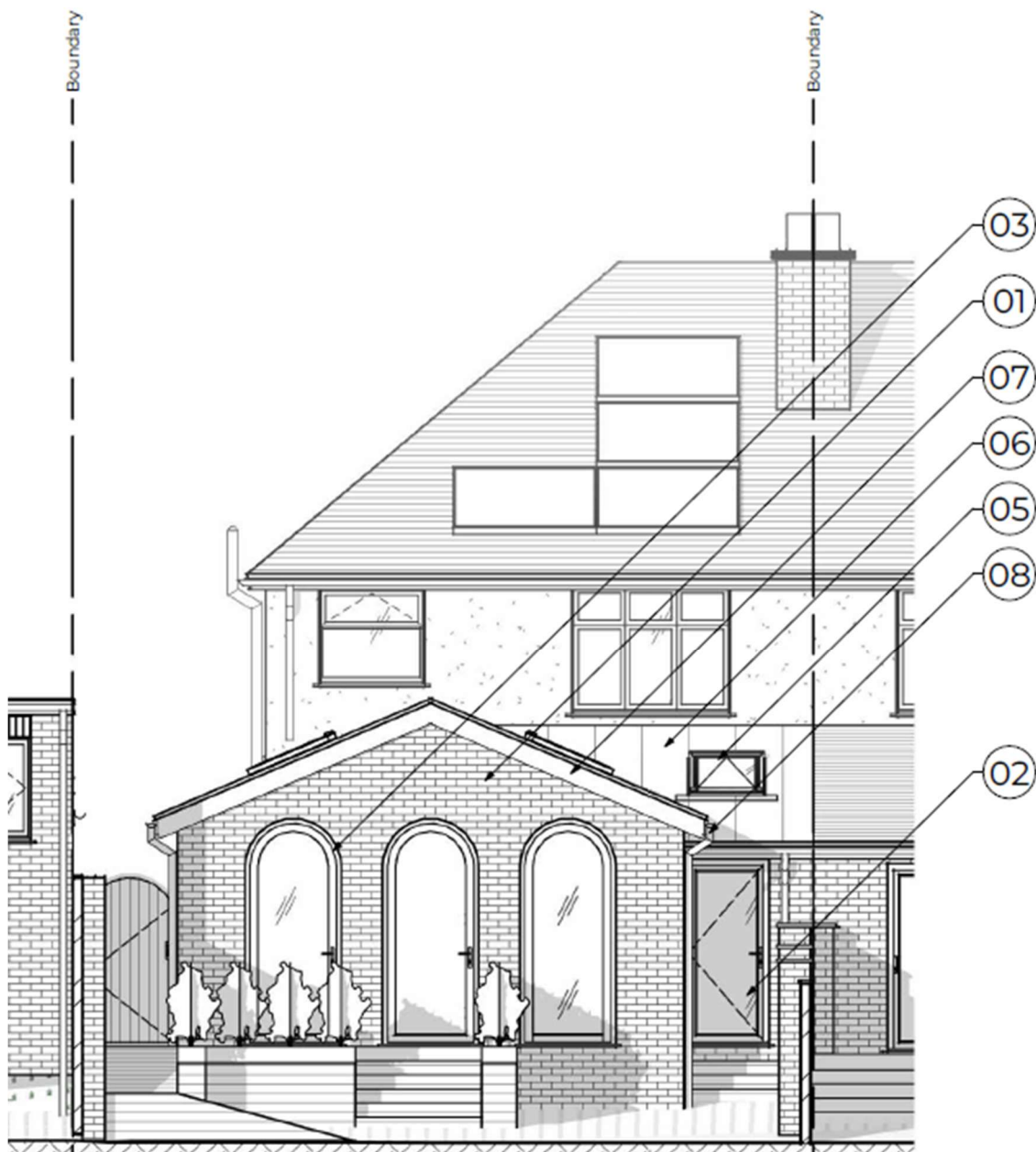
Finishes & Materials

Ref.	Description
05	roof windows - double glazed, anthracite grey
06	pitched roofs - bronze anodized aluminium roof covering
07	fascias/soffits - white PVC to match existing style & colour
08	rainwater goods - black PVC, size & style to match existing



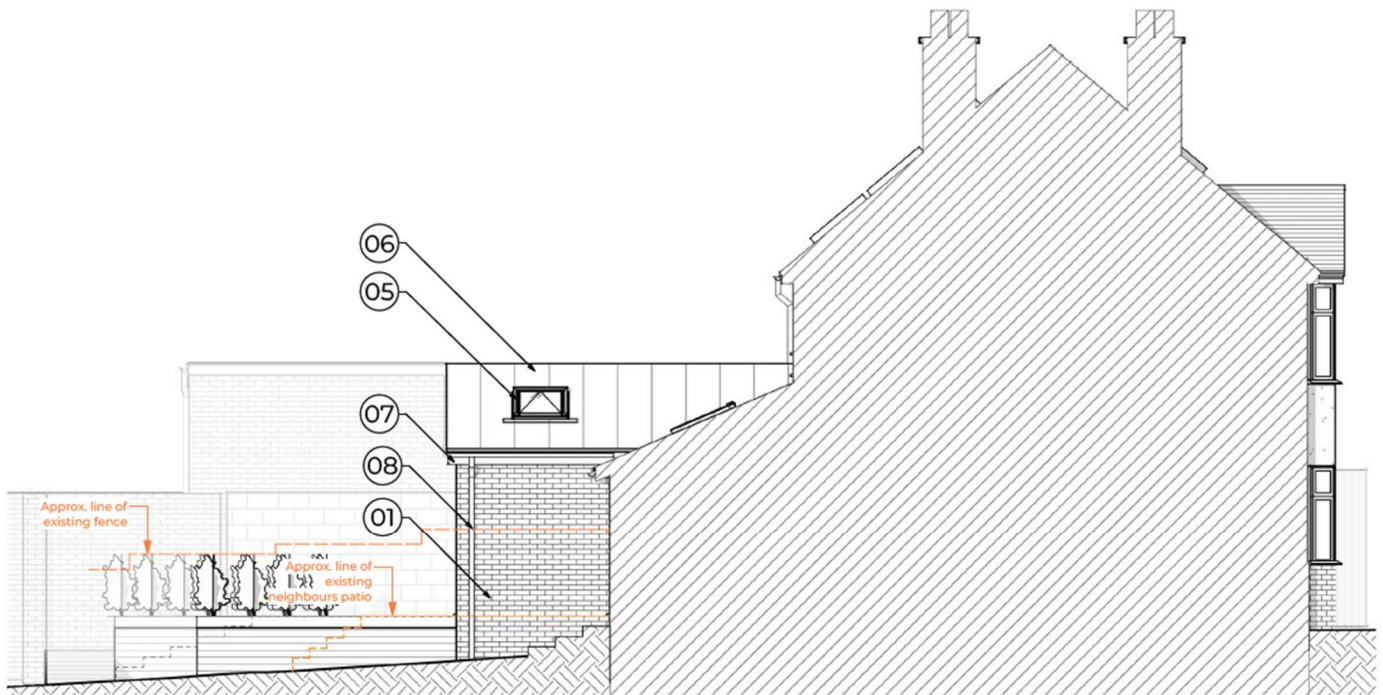
Proposed Elevation - South-East

General Arrangement | Scale 1 : 100



Proposed Elevation - North-East

General Arrangement | Scale 1 : 100



Proposed Elevation - North-West

General Arrangement | Scale 1 : 100

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

Internal

No internal consultees consulted as part of this application. No tree matters, Transport matters or Ecology matters to resolve.

External

The planning notice was attached to the front fence of the property on 18th August 2026 and left in place for the 21-day statutory consultation period.

No letters of representation have been received



Planning notice in situ

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

National Policy

National Planning Policy Framework 2026
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)

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.

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 proposed development is largely hidden from sight when looking at the property from the public highway, albeit a small amount of brickwork, eaves and roof will be visible from the public realm. The proposed development is modest in scale compared to the size of the original property and will be finished in similar materials as the host property. The proposed development will have a pitched roof with low eaves height and is considered to be of similar appearance to the host property.

The proposed development is 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 actual proposed structure is not considered overbearing to neighbouring amenity by virtue of its proposed built form and distance away from the shared boundary.

The raised decking area has been pulled away from the shared boundary by approximately 3m whilst a gap of 1.2m minimum is retained between the shared joining boundary and the flank wall of the new rear extension.

The area between the flank wall of the extension, the raised decking area and the shared boundary wall remains at the original ground level, the ground level will not be raised in this area thus i.e. no overlooking is afforded into neighbouring gardens.

The detached neighbouring property is positioned on higher ground than that of the host property and therefore no harm to neighbouring amenity is afforded to the detached neighbour at 326 Kidmore Road.

Officers do not consider there is any overlooking afforded as a direct result of the raised decking area. The raised decking area has been reduced in scale, and moved further away from the boundary and it is

unlikely the raised decking area will afford room for a patio table and chairs for entertaining – a patio area is retained at the original ground level.

The proposed development is not considered overbearing, not considered harmful to neighbouring residential amenity, nor is it harmful to visual amenity.

Officers have worked with the agent to overcome any issues surrounding privacy. Officers consider the amended plans mitigate any harm to privacy and neighbouring amenity.

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

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
M3