

### **3DELEGATED APPLICATION REPORT**

Ward: Caversham Heights Ward

App Ref: PL/26/0983 Householder planning permission

Address: 12 KNOWLE CLOSE, CAVERSHAM, READING, RG4 7LH

Proposal: Proposed garage conversion, single storey side and rear extensions, hip-to-gable roof alteration incorporating a flat roofed rear box dormer and 4 front rooflights (amended)

Applicant: Mr N Samuel

Received date: 22/07/2026

Target Decision date: 23/10/2026

**Case Officer: Sian Hickey**

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## **1. SITE DESCRIPTION**

The application site comprises a detached bungalow located on the corner of Knowle Close and Upper Woodcote Way. The road comprises detached bungalows of similar size and design, many of which have been altered or extended. The surrounding area is predominantly residential. The property is not listed, nor does it fall within a conservation area.



Extract from the Location Plan

**Site visit date:** 17/09/2026

Site visit photos:



## 2. PROPOSAL AND SUPPORTING INFORMATION

The amended scheme is for single storey side and rear extensions to the bungalow, with a hip-to-gable roof alteration incorporating a flat roofed rear box dormer and 4 rooflights in the forward roof slope. The proposal also includes converting the existing garage to habitable space replacing the existing garage door with a window. The agent confirmed in an email dated 2/10/26 that the materials proposed would match those of the existing dwelling.

### Plans/documents considered:

Drawing No. KC-02 – Existing Floor Plans received 22<sup>nd</sup> July 2026

Drawing No. KC-03 – Existing Elevations received 22<sup>nd</sup> July 2026

Preliminary Roost Assessment received 23<sup>rd</sup> July 2026

Arboricultural Impact Assessment received 2<sup>nd</sup> September 2026

Drawing No. KC-01R – Location and Block Plan received 29<sup>th</sup> September 2026

Drawing No. KC-04R – Proposed Ground Floor Plan received 29<sup>th</sup> September 2026

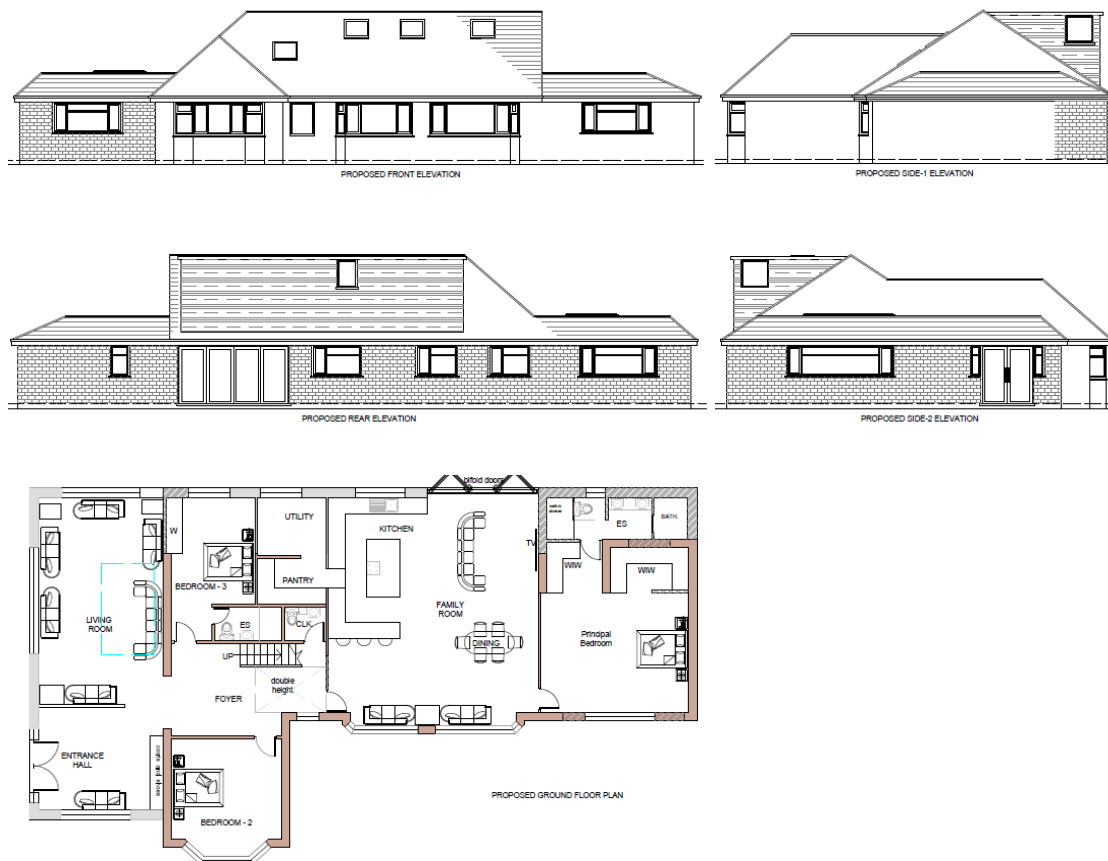
Drawing No. KC-06R – Proposed Elevations received 29<sup>th</sup> September 2026

Drawing No. KCA-01R – Existing and Proposed Block Plan received 2<sup>nd</sup> October 2026

Drawing No. KC-05R – Proposed First Floor Plan received 2<sup>nd</sup> October 2026

Tree Protection Plan received 2<sup>nd</sup> October 2026

### Proposed Plans:



### **3. CONSULTATIONS**

A site notice was displayed at the front of the property by the case officer on 17<sup>th</sup> September 2026 for a period of 21 days.

No letters of representation have been received.

#### **RBC Natural Environment**

No objections subject to a condition to secure hard and soft landscaping and a condition to secure development in accordance with BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT: Dated: 26th August 2026, reference: GHA/DS/160234:26, received 3/9/26, and revised Tree Protection Plan dated August 2026, received 2<sup>nd</sup> October 2026

#### **RBC Transport**

Parking is being provided in accordance with current standards for a single dwelling; No changes proposed to the existing access.

There are no Transport objections to this application.

#### **Ecology**

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 bat survey report (ACP, June 2026) has been undertaken to the appropriate standard and concludes that all three buildings affected by the works are 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.

#### **Discussions with applicant/agent**

Planning Officers had concerns with the original scheme submitted. It was considered that the proposed front extension would detract from the character and appearance of the host dwelling and the other bungalows within the close causing harm to the application dwelling and the surrounding area. Subsequently the front extension was removed from the scheme, with an extension now proposed to the north side of the property instead.

### **4. RELEVANT PLANNING HISTORY**

None

**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'.

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)

EN12 (Biodiversity and the Green Network)

EN14 (Trees, Hedges and Woodland)

H9 (House Extensions and Ancillary Accommodation)

H10 (Private and Communal Outdoor Space)

TR (Car and Cycle Parking and Electric Vehicle Charging)

### **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. A pre-submission draft was submitted to the Secretary of State on the 9th of 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 listed above 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 appraisal below and are not considered to be ‘out of date’.

## **6. APPRAISAL**

### **Character and Appearance**

Policy H9 of the Reading Borough Local Plan 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.

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

Although the proposed dormer is relatively large in scale, it would be located at the rear of the property, shielded from the street scene by the main dwelling and screened at the rear by substantial established vegetation. As the application property is a bungalow, the overall prominence of the dormer is reduced. Furthermore, the presence of an existing dormer on the property opposite, demonstrates that this form of development is not out of character with the surrounding area. The roof alterations visible from the street scene are considered relatively minor in scale and would not detract from the character and appearance of the host dwelling.

The proposed single storey side and rear extensions are considered acceptable in terms of their size, scale and design. They would remain subservient to the host dwelling and would be proportionate to the overall plot. The eaves height of the proposed extensions, together with the size and positioning of windows and doors would reflect the existing design of the bungalow, ensuring a sympathetic appearance. Other properties within the vicinity also benefit from side/rear extensions.

Overall, the proposal is not considered to cause harm to the character of the existing dwelling or the surrounding area and therefore complies with policies H9 and CC7 of the RBLP 2019 and policy DP3 of the NPPF 2026.

### **Residential Amenity**

Policy H9 of the Reading Borough Local Plan 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.

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.

Having regards to the size, scale and siting of the proposed extensions, together with the separation distances to the neighbouring properties, the extensions are not considered to result in any unacceptable harm to neighbouring amenity in terms of overbearing impacts, loss of light, or loss of privacy and overlooking.

The proposed rear dormer includes one small window facing the neighbouring property attached to the rear of the site (no.111 Upper Woodcote Road). The proposed first floor plan illustrates that this window would serve an en-suite bathroom and would therefore be required to be obscure glazed. A window would also be located in the side elevation of the dormer facing no.11 Knowle Close, but due to the separation distance between the window and this neighbour, the window is not considered harmful. Although the dormer would be largely screened from the neighbouring properties by the existing vegetation, a condition is recommended to ensure that no additional openings are introduced within the dormer. Given the single storey nature of the bungalow, the proposed dormer in its roof is not considered to result in an overbearing impact on the neighbouring properties.

For current and any future occupiers of the host dwelling, the proposed works would facilitate an improved standard of accommodation, and the amount of remaining amenity space is considered acceptable.

Overall, it is not considered that the proposal would result in any significant amenity concerns, and therefore, the proposed development is considered in accordance with Policies H9, H10 and CC8 of the Reading Borough Local Plan and policy DP3 of the NPPF 2026.

## **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 - GRANT**

### Recommended Conditions:

Time Limit

Materials

Approved Plans

Parking

No New Openings

Tree Protection

Hard and soft Landscaping