

DELEGATED APPLICATION REPORT

App Ref: 230396/HOU

Address: 146 Kidmore End Road, Emmer Green, Reading

Proposals: 2 Storey side and rear extension

Case Officer: Ethne Humphreys

Target Decision date: Originally 22/5/2023; EOT agree until 23/2/2024

1. SITE DESCRIPTION

The application relates to a two-storey detached dwelling located on the north side of Kidmore End Road in Caversham. The surrounding area is characterised by detached and semi-detached dwellings of a wide variety styles.

2. PROPOSAL AND SUPPORTING INFORMATION

Proposed Plans and Elevations 146KER.MP02 Rev 6 dated March 2023

Received 18th December 2023

Location and Block Plan 146KER.SP101

Received 28th March 2023

3. RELEVANT PLANNING HISTORY

210915/HOU - Demolition of rear extension. Creation of single storey rear and part two part single storey side extension. Remodelling of existing driveway. Permitted, not implemented.

4. CONSULTATIONS

Nearby neighbouring properties were consulted by letter and a site notice was displayed.

1 letter of representation received relating to the following matters:

- Loss of light to No.148 Kidmore End Road
- Use of materials

Internal Consultees

Transport Officer: No objection to previous application 210915 subject to conditions, discussed below.

Natural Environment Officer: No objection to previous application 230396 subject to conditions, discussed below.

Ecology: No objection to previous application 230396.

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 Policy Framework 2023

National Planning Practice Guidance 2014

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN12 Biodiversity and the Green Network

EN14 Trees, Hedges and Woodlands

H9 House Extensions and Ancillary Accommodation

TR1 Achieving the Transport Strategy

TR3 Access Traffic and Highway-related Matters

TR5 Car and Cycle Parking

SPD

Design Guide to House Extensions (2021)

Revised Parking Standards and Design SPD 2011

6. APPRAISAL

Character and Appearance

Policies CC7 (Design and the Public Realm) seeks to ensure that new development enhances and preserves the local character. 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.

Application 210915 permitted a part two storey side extension. During the course of that application, amended plans were received reducing the scale of the two storey element due to overbearing effects on No.148, discussed below. Subsequent approved plans showed a set back from the main front elevation and significant set down from the main road ridge. The extension was considered sufficiently subservient to the host property.

The two storey side element proposed as part of this application would be set below the main roof ridge. It would also incorporate a set back from the main front elevation. Whilst it would be deep, resulting in overbearing effects on No.148 Kidmore End Road as discussed below, it is not considered to be so visually different when viewed from the front elevation than that approved under application 210915 to warrant a refusal on this basis. The rear extension would be large. However, it would not be readily visible from the public domain to result in significant visual concerns. Given the above and significant set back from the road, the proposals are not considered to be so incongruous so as to warrant a refusal.

Impact on Neighbouring Properties

Policy CC8 (Safeguarding Amenity) requires development to not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; Crime and safety.

The neighbouring properties potentially most affected by the proposals are No's 148 and 144 Kidmore End road located to the north west and south east of the site respectively.

With regard to No.144, whilst the two storey rear extension would be visible, it would not breach a 45 degree line and the roof would be hipped away to minimise the impact. Given this and that it would be stepped away slightly from the common boundary, no significant material overbearing impacts are considered to arise. No first floor windows are proposed on the flank elevation facing No.144 and should the application have otherwise been recommended for approval, this would have been conditioned to prevent overlooking.

With regard to No.148, concerns were raised that the two storey side extension as originally shown would be overbearing to occupiers of this property. Revised plans were submitted during the course of the application removing the wrap-around first floor rear extension and replacement with a single storey rear element with cat-slide roof into two storey element. The attempt to minimise the impact on no.148 is recognised. However, it is not considered that the revisions go far enough to acceptably minimise the impact. Given the height, scale and position in close proximity to the common boundary combined with the change in levels (with No.148 set lower than No.146 the proposed extension (even with cat-slide roof element) is considered overbearing, presenting a large blank flank wall in close proximity and noting a kitchen window on the flank elevation of No.148 (albeit secondary). It is noted that application 210915 raised concerns about the impact of a two storey side extension such that revised plans were received significantly reducing the depth and height of this element of the proposals. Notwithstanding the above concerns, no first floor windows are proposed and as such there would be no material loss of privacy. Should the application have otherwise been recommended for approval, this would have been conditioned to prevent overlooking.

Impact on Natural Environment

Policy EN14 (Trees, Hedges & Woodland) seeks to extend the Borough's vegetation cover and that development should make provision for tree planting, whilst Policy CC7 (Design and the Public Realm) seeks proposal should include appropriate landscaping. Policy EN12 (Biodiversity & The Green Network) seeks that developments should retain, protect and incorporates features of biodiversity.

Trees and Landscaping

Under application 210915, it was proposed to remove a tree at the rear of the site to accommodate the extensions. Whilst the loss of tree was disappointing, it was considered acceptable subject to a condition to secure replacement tree planting elsewhere on the site. Subject to the replacement planting which would result in a net gain in trees on site there was no objection from the Natural Environment officer.

It is noted under this application that the above-mentioned tree has been felled. No replacement tree planting is proposed. Should the application have otherwise been recommended for approval, a condition would have been attached requiring details of replacement planting to be submitted and approved.

Street trees to the front of the property are protected by TPO 33/03. In addition, trees in

Ecology

Whilst a bat survey report has not been submitted with the application, one was submitted and reviewed under application 210915. This was considered acceptable, and no harm was considered to arise in respect of roosting bats. Conditions on site are not considered to have significantly changed since application 210915 was determined in this respect.

Impact on Parking/Highways

Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.

No changes to the existing vehicle access are proposed and parking would be provided in accordance with the Council's Parking Standards and Design SPD. As such, there are no Transport related objections to the proposal.

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be unacceptable.

8. RECOMMENDATION

REFUSE