

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230838/HOU

Address: 218 Kidmore Road, Caversham, Reading, RG4 7ND

Proposals: Single storey side and rear extensions

Case Officer: James Schofield

Date received (valid from): 15 June 2023 Target Decision date: 10 August 2023

1. SITE DESCRIPTION

Site visit date: 13/07/2023

Site visit photos:



Modern semi-detached house on a large plot. Adjacent sites have been extended to the side and rear.

2. PROPOSAL AND SUPPORTING INFORMATION

Wrap around single storey side and rear extensions projecting beyond the original rear wall by 3.6 metres and beyond the side wall by ca 1.4m.

Plans considered:

Location Plan

Existing Elevations

As received on the 16th of June 2023

Existing & Proposed Plans 3

Proposed Elevations 3
As received on 27th of June 2023

3. RELEVANT PLANNING HISTORY

Ref: 07-01187-FUL (070707)

Description: Demolition of existing rear and side walls. Erection of two storey extension to form enlarged Kitchen and Living Area on the Ground Floor and Extra Bedrooms on the First Floor.

Decision: Refused 13/12/2007

4. CONSULTATIONS

The following addresses were consulted by letter.

216 Kidmore Road, Caversham, Reading, Berks
220 Kidmore Road, Caversham, Reading, RG4 7ND
10 Ammanford, Caversham, Reading, RG4 7XN
9 Ammanford, Caversham, Reading, RG4 7XN

No letters of representation have been received.

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 Planning Policy

National Planning Policy Framework (2019)
National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
EN12 Biodiversity and the Green Network
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

SPD

Design Guide to House Extensions SPD (adopted 2021)

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.

APPRAISAL

Principle of Development

The application seeks permission for extensions to an existing dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The proposed ground-floor side and rear extension is considered to result in an acceptably sympathetic alteration to the character of the existing dwelling. The proposed ground floor side and rear extension is not particularly impactful on the street due to the limited profile of the side extension visible from the street. In terms of aesthetics, the design detail and materials proposed appear to work with the existing dwelling adequately.

The scale of the proposed changes are considered to be relatively large compared to the existing footprint of the house, but ultimately, acceptable as the plot the dwelling is on is very large.

The neighbours to either side have both built rear extensions which extend beyond the rear wall of 218 Kidmore Road. The proposed extension will bring the rear of the dwelling closer to the rear wall of these extensions. In any case, the wide and deep plots these dwellings enjoy already mitigate most of the impact of these ground floor extensions.

As such, the proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

Amenity

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 H10 aims to ensure suitable private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey side and rear extension. The SPD 'Design Guide to House Extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 60 degrees from the mid-point of the nearest neighbouring habitable room, should avoid reducing back-to-back distance for dwellings like these to less than 20 meters, and should not harm common building lines or positive repeating design features.

The proposal would not introduce any new side windows above the ground floor. As such, the proposal does not worsen any concerns of overlooking neighbouring sites provided the flat roof is not converted to a balcony or any other similar use. Including a condition requiring planning permission for the conversion of the new flat roof to a balcony would be prudent to safeguard this amenity.

The extension would, by virtue of its siting and scale, not impede upon on any 60-degree line of sight from neighbouring windows at the ground level. Side facing ground windows at 216 Kidmore Road do not serve habitable rooms mitigating any concerns about loss of light and outlook; which the existing fence would already impact.

The siting and height of the proposed extensions are sited as such to avoid any potential for creating a sense of overbearingness or overshadowing for neighbouring sites. Lastly, well over half of the original private outdoor amenity space for the host dwelling would be retained.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The site does not have any notable vegetation within the proposal site, protected trees, or identified Green Links which could be negatively impacted by the proposal.

The proposal is considered unlikely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

Conclusion

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

RECOMMENDATION

Approve

Subject to the following conditions:

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)
4. Use of roof restricted (PD5)