

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Ward: Caversham Heights**

**App Ref: 221281/HOU**

**Address: 106 Kidmore Road, Caversham, Reading, RG4 7NB**

**Proposals: Raised timber decking at the rear of the property**

**Case Officer: Marcie Rejwerska**

**Applicant: Mrs Caitlin Price**

**Date received (valid from): 1 September 2022  
(ext.)**

**Target Decision date: 27 January 2023**

### **1. SITE DESCRIPTION**

The application site is a detached dwelling on Kidmore Road in Caversham. The property has a single garage at the front which was recently converted to habitable use ancillary to the main dwelling. At the side, the property has a single storey element which extends behind the converted garage. Kidmore Road is predominately a residential road comprised of detached and semi-detached dwellings in varying character. The property is not listed nor in a conservation area.

### **2. PROPOSAL AND SUPPORTING INFORMATION**

Retrospective planning permission is sought for a raised timber patio at the rear of the property, measuring 5.44m depth x 5.43m width. The decking is 0.45m above the existing patio level. The proposal includes erection of a 2m tall timber panel along the north-side elevation of the deck.

Plans considered

Location plan, dated 25 August 2022, received on 31 August 2022

Site plan, dated 25 August 2022, received on 31 August 2022

220-100, Existing plan and elevations, dated 19 August 2022, received 31 August 2022

300-100 Rev. A, Proposed plan and elevations, dated 19 August 2022, received 22 November 2022

### **3. RELEVANT PLANNING HISTORY**

220443 - Garage conversion for habitable purposes ancillary to the main dwelling, including new Velux rooflight and new windows. (amended description). - Permitted on 11/07/2022

### **4. CONSULTATIONS**

The following addresses were consulted by letter.

108 Kidmore Road, Caversham, Reading, RG4 7NB

57 Sheridan Avenue, Caversham, Reading, RG4 7QB

59 Sheridan Avenue, Caversham, Reading, RG4 7QB

61 Sheridan Avenue, Caversham, Reading, RG4 7QB

104 Kidmore Road, Caversham, Reading, RG4 7NB

Letters of representation have been received as follows:

1 objection received citing concerns of overlooking and loss of privacy; a timber screening panel is proposed to be erected to address this; follow up objection received citing concern of the screening panel appearing overbearing.

### **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  
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

## **6. 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.

Although large, the proposed decking is considered proportional to the main dwelling. The property has a large rear garden which means the structure does not dominate the outdoor space. The timber design is also complementary to the property. Raised patios are common on this section of Kidmore Road as the land slopes down at the rear, although this structure is higher than most raised patios it is not considered out of character. It is also contained to the rear of the property and therefore has no impact on the wider street scene. The application has been amended to introduce the screening panel on the north side elevation to address concerns of overlooking to no. 108 Kidmore Road. This panel is 2m high and is considered appropriate to address the issue. The panel is not considered overbearing in appearance due to sufficient spacing between properties.

### **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.

- Privacy and overlooking;
  - Overlooking issue addressed through inclusion of a 2m high timber screen. This is considered sufficient to mitigate the issue.
- Overbearing effects;
  - No identified risk.
- Sunlight and daylight;
  - No identified risk.

## **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 PERMISSION**

Recommended Conditions:

TL1 (1 month)

AP1

M3