

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 220440/HOU

Address: 2 Winchendon Place, Kidmore End Road, Reading, RG4 8SL

Proposals: Rear single storey extension

Case Officer: Beatrice Malama

Date received (valid from): 26 March 2022 **Agreed Decision date:** 18 October 2022

INTRODUCTION

The application site a two story dwelling house at 2 Winchendon Place, Kidmore End Road. The property is located to the east of Kidmore End Road and to the west is Reading Golf Club. The wider area is largely residential with significant vegetation cover. There are a lot of trees near the site and away that are subject to Tree Preservation Order. The Building is not listed and does not lie within a conservation area.

PROPOSAL AND SUPPORTING INFORMATION

The site has an existing conservatory with a part flat and part hipped roof. The proposal would replace the existing conservatory with a full width single story rear extension. The extension would measure 3.4m deep and a maximum height of 3.5m. The roof would be part flat and part pitched. Exterior walls would be of brick. The proposed rear elevation would have full glazed folding doors.

Revised plans to change the roof design from gable end to part hipped roof to match that on the adjoining neighbouring conservatory were received on 7th October 2022.

Plans considered:

Drawing 1: Existing Plans & Elevations

Drawing 3: Location plan and proposed site plan

Received 28th March 2022

Drawing 2D: Proposed Plans & Elevations

Received on 7th October 2022

PLANNING HISTORY

No planning history

CONSULTATIONS

Internal consultations:

Natural Environment - No objections subject to a condition as recommended

Public consultations:

The following addresses were consulted by letter.

4 Winchendon Place, Kidmore End Road, Emmer Green, Reading, RG4 8SL

3 Winchendon Place, Kidmore End Road, Emmer Green, Reading

17 Twin Oaks, Emmer Green, Reading, RG4 8SW

1 Winchendon Place, Kidmore End Road, Emmer Green, Reading, RG4 6QT

A letter of objection was received from the adjoining neighbour at no 3 and the main concern being the adverse impact on the amount of sunlight and daylight received.

Officer comment: this matter is addressed below under “Assessment” Section below.

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.

RELEVANT PLANNING POLICY & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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 current development plan is:

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 (2021)

ASSESSMENT

The proposed single storey rear extension would retain the character and appearance of the existing conservatory at the host property and that of the neighbours and thus there would be no harm to the character and appearance of the host house and adjoining properties.

The proposed extension would be on the boundary with 3 Winchendon Place and located due south. This would affect sunlight to a degree however, it is considered unlikely that as a result of the proposed rear extension the amount of natural light received by the adjoining property would reduce to such levels as to cause harm to the living conditions of the neighbouring occupants (it is noted that the existing design of the houses would already restrict light levels to the ground floor living areas). In order to mitigate any harmful impact on the amount of natural light enjoyed by the neighbour however the applicant has changed the roof form from gable end to half hipped. Given that the rear extension would be on the boundary with no.3, it would likely create a quite enclosed space at the rear of no.3 however the proposed half hipped roof form is considered to reduce any feeling of confinement to the neighbouring property. Equally, any overbearing effects of the proposal on the neighbouring property would be reduced by having a half hipped roof. In this regard, it is not considered likely that the proposal would significantly harm the living conditions of the neighbouring occupants.

As such the proposal is found to be in accordance with Policies CC7 (Design and the Public Realm), CC8 (Safeguarding amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Guidance "A Design Guide to House Extensions" (2021).

RECOMMENDATION:

Grant

CONDITIONS

- Time Limit (Standard)
- Approved plans
- Materials (to match)
- Use of landscape/grass areas (to be avoided)

The soft landscape/grass areas within Winchendon Place shall not be used for any development related activity, e.g. storage of materials, due to the resulting potential harm to important protected trees subject to Tree Preservation Order 55/13