

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 221632/HOU

Address: 42 Kidmore Road, Caversham, Reading, RG4 7LU

Proposals: Single storey rear extension including fenestration changes.

Case Officer: Ryan Allen

Applicant: Mr M & Mrs L Roberts

Date received (valid from): 1 November 2022 **Target Decision date:** 20 January 2023

1. SITE DESCRIPTION

Site visit date: 22/11/2022

Kidmore Road is a residential street, located in Caversham Heights. The immediate streetscene comprises of properties whose character replicates that of the application site, and other properties where the character and design differ. The application site is a three-storey semi-detached dwellinghouse with large garden to the rear of the property. The property is not a listed building, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single-storey rear extension that would stand at: 4m in depth, 6m in width and 3.6m in height. Fenestration changes are also proposed to the north elevation including the removal of a window to the left of the said elevation and the addition of a new window towards the right of said elevation. The new window proposed seeks to be obscured glass.

Plans considered:

Received 01/11/22

Drawing No. 28022-01 - Existing Floor Plans - dated 09/22

Drawing No. 28022-02 - Existing Elevations - dated 09/22

Drawing No. 28022-03 - Proposed Floor Plans - dated 10/22

Drawing No. 28022-04 - Proposed Elevations - dated 10/22

Drawing No. 28022-05 - Location Plan - dated 10/22

Drawing No. 28022-06 - Block Plan - dated 10/22

Received 13/12/22

Drawing No. 28022-04 rev. A - Proposed Elevations - dated 10/22

Received 20/12/22

Drawing No. 28022-03 rev. A - Proposed Floor Plans - dated 10/22

Drawing No. 28022-04 rev. B - Proposed Elevations - dated 10/22

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

59a Blenheim Road, Caversham, Reading, Berkshire, RG4 7RT
40 Kidmore Road, Caversham, Reading, RG4 7LU
65 Blenheim Road, Caversham, Reading, RG4 7RP
36 Kidmore Road, Caversham, Reading
44a Kidmore Road, Caversham, Reading, RG4 7LU
44 Kidmore Road, Caversham, Reading, RG4 7LU
38 Kidmore Road, Caversham, Reading, RG4 7LU
46 Kidmore Road, Caversham, Reading, RG4 7LU
67 Blenheim Road, Caversham, Reading, RG4 7RP
63 Blenheim Road, Caversham, Reading

Letters of representation have been received as follows:
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 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 SPD

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.

Materials for the proposed extension are to match those of the existing dwelling; complementing the host dwelling and not detracting from the character of the local area. The Reading Borough Council Design Guide to House Extensions SPD (2021) recommends a general 4m maximum depth in rear extensions, something that the proposal adheres to. Requested revisions, further elaborated on in the following sub-heading, further established the proposals proportionality to the host dwelling, this complying with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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.

Requested revisions sought to reduce the height and depth of the proposal due to concerns with its potential effects on neighbouring property, 44 Kidmore Road. It was considered that the proposal in its initial form had the potential for overbearing effects to the aforementioned neighbouring property. Received and accepted revisions illustrated further separation from the boundary and an overall reduction in height, deemed by officers to be sufficient in mitigating the potential for detrimental harm in terms of residential amenity. The application site benefits from a large garden space at the rear of the property which will be retained when factoring in the development.

The addition of a small window to the north elevation of the property seeks to serve a small WC on the ground floor level and is to be obscure glazing, mitigating any privacy concerns that could arise. Overall, the proposal is compliant with policies CC8, H9 & H10 of the Reading Borough Council Local Plan (2019).

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

Recommended Conditions:

TL1
AP1
M1