

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 220281

Address: 187 Kidmore Road, Caversham, Reading RG4 7NW

Applicant: Mr & Mrs D Zilberberg

Proposal: Proposed single storey rear extension plus internal alterations

Target date: 22/04/2022

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a detached two storey dwelling on Kidmore Road in Caversham. The property is set back from the road by way of a gravel driveway. At the rear, the property has a garden in similar size to neighbouring properties in the immediate area. Kidmore Road is a residential road comprised of detached and semi-detached dwellings which vary in design. The property is not listed nor in a conservation area.

2. Proposal:

Planning permission is sought for a single storey rear extension and internal alterations resulting in the loss of the garage space, and an infill front porch extension. The proposed rear extension will measure 4m in depth across 3.82m width, and 5m across the remaining 5.38m width. The proposed extension will have a flat roof with materials to match the main dwelling. The proposed internal alterations to the garage will include a new external door and a window on the side elevation. The proposed front porch extension will measure 0.94m in depth across 1.86m depth in line with the front elevation of the existing garage.

2.1. Plans Considered:

BA0199-01 Existing plans and elevations

BA0199-02 Proposed plans and elevations

Received 25/02/2022

3. Relevant Planning History:

None.

4. Consultation Responses:

4.1. Internal Consultees

None consulted.

4.2. External Consultation

The following addresses were formally consulted via letter on 02/03/2022:

185, 189 Kidmore Road

65, 67 Silverthorne Drive

No responses received.

In addition, a site notice was sent to the applicant to be displayed on site.

5. Discussions with applicant/agent

None.

6. 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.

7. Relevant Planning Policy and Guidance

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 Policy Guidance

Reading Borough Local Plan (2019)

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

Design Guide to House Extensions Supplementary Planning Document (2021)

8. Appraisal

8.1. House Extensions and Ancillary Accommodation

In accordance with policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale, location, materials and design*
 - The proposed extension exceeds in part the recommended 4m depth for rear extensions as listed in the Design Guide to House Extensions SPD. However, due to the location and context of the site the proposal is considered acceptable in terms of size and scale in this case.
 - A condition is recommended to restrict the use of the flat roof.
 - The proposed porch is considered modest in size and respects the character of the main dwelling both in terms of size and design.
 - The proposed new external door and window on the side elevation to accommodate a new utility room are considered acceptable.
 - The existing driveway can accommodate 2 vehicles, and therefore the loss of the garage space is not considered harmful.
- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the*

arrangement of doors, windows and other principal architectural features and any important existing building line.

- The proposed rear extension is located at the rear of the property and will not be visible from the street, as such the proposal does not pose a risk to the wider character of the street.
- The proposed front porch extension respects the prevailing building line in its immediate area and is therefore considered acceptable.

8.2.Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- Privacy and overlooking
 - The proposed new external door and new window at the side elevation are not considered to pose a risk of overlooking due to the presence of fencing between the properties.
- Access to sunlight and daylight
 - There is sufficient spacing between properties to mitigate potential risk of overshadowing.
- Visual dominance and overbearing effects of a development
 - Although large in size, the proposed development is considered acceptable in terms of scale and therefore does not pose a risk of appearing visually dominant.
- Harm to outlook
 - The proposal is considered acceptable in terms of size and scale and therefore does not pose any identified risks to amenity of neighbouring properties nor the occupants of the application site.

9. Conclusion

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

RECOMMENDATION: GRANT PERMISSION

Conditions

TL1
AP1
M1
PD5

Informatives