

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 220466/HOU

Address: 5A Kidmore Road, Reading, RG4 7LR

Proposals: Single storey rear extension, new side windows, changes to front door and associated internal alterations

Case Officer: Julie Williams

Date received (valid from): 29 March 2022 Target Decision date: 24 May 2022

PROPOSAL AND SUPPORTING INFORMATION

Single storey rear extension 3m deep and 5.3m wide with flat roof and lantern proposed.

The Application explains that rather than match the existing brickwork, which is quite distinct, the extension is proposed to “contrast the colour of the brickwork built in grey engineering bricks with recessed dark mortar joints to tie in the overall aesthetic. The new doors and windows to be anthracite grey aluminium. To the front of the property the entrance area is also renovated with a new front door and glazed sidelights to replace existing stone clad feature”.



1.0 Trees along north boundary



2.0 Rear elevation and tree along south boundary

Proposed elevations and plan

Plans considered:

Design & Access Statement

MAP-C4266-180-A - Existing Elevations

MAP-C4266-111-A - Existing Ground floor and 1st floor plans

MAP-C4266-001-0 - Location Plan and Proposed block plan

MAP-C4266-211-0 - Proposed round floor and 1st floor plans

MAP-C4266-280-0 - Proposed Elevations - received 27/4/22

PLANNING HISTORY

None since house was built

CONSULTATIONS

Statutory or Internal consultations:

None required

Public consultations:

The following addresses were consulted by letter. Site notice displayed with 2/5 deadline.

5 Kidmore Road, Caversham, Reading, RG4 7LR

7 Kidmore Road, Caversham, Reading, RG4 7LR

12 Albert Road, Caversham, Reading, RG4 7PE
10 Albert Road, Caversham, Reading, RG4 7PE
10a Albert Road, Caversham, Reading, RG4 7PE

No letters of representation have been received.

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 extensions would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the amenities of the original building or those of neighbouring properties. 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

Standard conditions and informatives