

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 211781

Address: 185 Kidmore Road, Caversham, Reading RG4 7NW

Applicant: Mr & Mrs P Puthussery

Proposal: Single storey rear extension and conversion of existing garage / Store into habitable space

Target date: 26/12/2021

Case officer: Marcelina Rejwerska

1. Site Description and Surrounding Area:

The proposal site is a detached dwelling on Kidmore Road in Caversham. The property benefits from a garage at the front of the property. At the rear, the property has a single storey rear element which forms the dining room; the element measures 3.35m in depth and 4.11m in width, and has a pitched roof, measuring 2.83m in height to the eaves, and 3.9m in total height. The ground floor level drops down slightly which is accommodated by a raised hard surface patio. Kidmore Road is a residential road characterised by detached and semi-detached properties which vary widely in design. The property is not listed nor in a conservation area. The application site is located on potential contaminated land.

2. Proposal:

Planning permission is sought for a single storey rear extension across the rest of the width of the dwelling at the rear, measuring 4.54m in depth. The proposed extension would extend 1.11m beyond the existing rear element/dining room and have a flat roof with a sky light. The proposal also includes conversion of the existing garage to habitable room, which includes replacement of garage door with new window.

2.1. Plans Considered:

DRAWING BA0191-01 - Existing Plans and Elevations

Received 1/11/2021.

DRAWING BA0191-03a - Proposed Plans and Elevations

Received 21/12/2021.

3. Relevant Planning History:

160147 - Rear extension measuring 8 meters in depth, with a maximum height of 2.58m, and 2.48m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Application Withdrawn

4. Consultation Responses:

4.1. Internal Consultees

Environmental Protection - Where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended. The developer is thus responsible for determining whether land is suitable for a particular development or can be made so by remedial action.

You are advised that the development lies on the site of an historic gravel pit and in close proximity to a former landfill site, which have the potential to have caused contaminated land.

I would recommend that the planning department checks whether there were any contaminated land conditions on the original development of the housing at 185 Kidmore Road.

Transport - No consultation response received.

4.2. External Consultation

The following addresses were formally consulted via letter on 4/11/2021:

183, 187 Kidmore Road
67, 69 Silverthorne Drive

No responses received.

In addition, a site notice was displayed on site by the applicant.

5. Discussions with applicant/agent

Officer requested proposed raised patio to be amended to reduce risk of overlooking over the neighbouring boundaries. Agent supplied amended plans on 21/12/2021 showing proposed raised patio to be removed from the proposal.

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
H10 Private and Communal Outdoor Space

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*
 - Despite the proposed extension being just over the 4m recommended for single storey rear extensions in the Design Guide to House Extensions SPD (2021), the potential for harm is offset in the context of the existing rear element/dining room, as well as the neighbouring no.183 Kidmore Road having a similarly sized rear extension. As such, the proposal is considered acceptable in terms of size and scale.
 - Brickwork and windows to match the main dwelling. The proposed extension will have a flat roof with a single sky light. This is considered acceptable in terms of design.
 - Replacement window at the front of the property will match the arrangement and design of front elevation fenestration, and is therefore considered acceptable.
- *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.*
 - Properties on Kidmore Road vary widely in design, many of which have rear extensions. As such, this proposal would not look out of place.
 - The proposed extension is located at the rear of the property and therefore will not impact the wider street scene.
- *Does not result in a loss of biodiversity within gardens.*
 - Proposal is unlikely to have a significant impact on biodiversity within rear garden.

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
 - New windows at the front and rear of the property will not create any new views.
 - A raised patio was initially included in the proposal however, this was removed at the request of the Officer due to concerns about the height of the patio creating potential risk of overlooking and loss of privacy for neighbouring properties. The agent has confirmed that the existing patio will be maintained instead, which is considered acceptable.
- Access to sunlight and daylight
 - The proposed extension does not fall closer than a 45° line taken from the middle of the nearest window of the neighbouring no.183 Kidmore Road. Together with the distance between the properties, there is therefore no identified risk of overshadowing.
- Visual dominance and overbearing effects of a development

- Proposed extension over 4m in depth has been justified.
- Harm to outlook
 - No identified risk.

8.3. Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling to which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

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
CO6

Informatives

Contaminated land