

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210601/HOU

Address: 134 Kidmore Road, Caversham, Reading, RG4 7NB

Proposals: Canopy over garage, front porch reduced with window positions revised, painted render finish to first floor and front dormers re- built, rear conservatory re-built.

Case Officer: Nathalie Weekes

Date received (valid from): 19 April 2021 Target Decision date: 16th July 2021 (ext)

PROPOSAL AND SUPPORTING INFORMATION

The application site contains a detached three storey house covering most of the width of the plot, with roof dormers, front porch and integral garage set back from the road behind mature trees. There is an adjacent footpath leading to Wrenfield drive. The surrounding area is predominantly residential with varying styles of housing.

The application building is not listed, nor is it located in a conservation area.

The proposal is for works to the house including a canopy over the garage with timber posts, the reduction in size of the front porch with revised window positions, painted render to the first floor front elevation, front dormers rebuilt with a taller roof to match the existing rear dormers and the demolition and rebuilding of a rear conservatory with square roof and roof lantern.

The materials are proposed to match or be similar the existing building.

Due to unforeseen circumstances a site visit cannot be undertaken however the applicant has provided photographs and a video of the property.

Existing front elevation



Existing rear elevation



Plans considered:

3761/151 Existing house

3761/250 Block and location plan

3761/251 Proposed extensions

CIL

As received on 19 April 2021

Relevant planning history

021151 Erection of a dwelling as per consent 01/00700FUL incorporating the following amendments: 2 dormer windows added to rear of property, a storm porch to be added and new windows in the north elevation. Permitted 7 May 2002

011070 Erection of two storey house with integral double garage. Permitted 23 July 2001

CONSULTATIONS

Public consultations:

The following addresses were consulted by letter.

43 Wrenfield Drive, Caversham, Reading, Berkshire, RG4 7QE

132 Kidmore Road, Caversham, Reading, RG4 7NB

138 Kidmore Road, Caversham, Reading, RG4 7NB

A site notice was emailed to the agent and displayed on 28 April 2021 at the site. 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)

EN14 (Trees, Hedges and Woodland)

SPG/SPD

- A Design Guide to House Extensions SPG (2021)

ASSESSMENT

Development should not detract from the appearance of the original building or character of the area. The proposed alterations to the front elevation are minor and the proposed replacement conservatory, would not be significant in the public realm and are not

considered to be out of character. Neighbouring houses have varied styles of door and porch entrances. The proposed roof dormers comply with Reading policy and will be set down from the roof ridge.

During development construction, deliveries and material storage, care should be taken to protect the existing trees on the highway in front of 134 Kidmore Road.

Works proposed to the roof are minor however if there is any evidence of bats, a survey may be needed and if bats are using the building a licence may be required as bats are a protected species.

The proposed development 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