

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 201810

Address: 168 Kidmore Road

Applicant: Mr & Mrs P Tutty

Proposal: Single Storey Extension to rear, Internal Alterations and Window changes to Front

Target date: 09/02/21

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site contains a chalet bungalow style property on the east side of Kidmore Road. Off road parking is provided to the front of the application property.

The surrounding area is predominantly residential and in the immediate vicinity there are dwellings of a similar design and scale to the application property whilst more broadly Kidmore Road is characterised by large detached properties of varying scale and design. Street trees line both sides of the road.

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

Proposal:

Planning permission is sought for a single storey rear extension and alterations to front facing fenestration. Internal alterations are proposed however these do not require planning permission.

The single storey rear extension would measure a width of 7.3m, maximum depth of 5.1, eaves height of 2.5m and maximum height of 3.4m. The extension would have a part pitched, part flat roof and would have a slight stepped projection. It would have one side window and several rooflights.

The extension would measure a depth of 5.1m on the south-eastern side elevation, whilst on the north-western side elevation would measure 3.5m. This is due to an existing conservatory located on the south-eastern side of the property being removed which the development would replace. On the north-western side, the development would extend the main dwelling. The existing store would be removed.

The existing first floor front window is proposed to be sub divided to two smaller windows.

Materials are proposed to match the main house.

Plans Considered:

BA 0170 01 - Existing Plans & Elevations

BA 0170 10 - Proposed Plans & Elevations

Received 16th December 2020

Relevant Planning History:

201682/CLP - Certificate of Lawfulness for Proposed addition of 4 new side dormers

as part of the existing first floor habitable space - Certificate granted 27/01/21

Officer comment: Proposed dormers are indicated on the proposed plans, however these are not being considered as part of this planning application. On the plans, it has been clearly labelled that the dormers are subject to the above certificate of lawfulness application. This will also be reiterated via an informative.

Consultation Responses:

Internal Consultation

Natural Environment Officer - *The site is subject to TPO 161/07 consisting of one Douglas fir at the end of the property in the rear garden. Given the large open garden and a minimum distance of 30 metres from any proposed development to the tree, there is no objection to the application in relation to this tree.*

However, access to site is done through a driveway, crossing council land and passing close to the trunk and under the crown of a large Oak tree. As the proposed construction works are of significant amount, I can imagine damage to this tree to be plausible in light of large or heavy vehicles delivering materials and just day-to-day site access with various tools or machinery. There may also be a temptation to store materials and for site operative parking to take place on this area. As seen from Google Street View, both the crown and the RPA are exposed to traffic in and out of the site. This is why it is imperative we secure the integrity of this tree via suitable Tree Protection Plans. Normally I would propose condition L7, however as the tree is outside the application site (and applicant ownership) I understand that this may not be an option. Please can you advise if there is any way we can secure protection of the grass verge on which the tree sits, which would be more 'enforceable' than just using Informative I24.

External Consultation

The following addresses were formally consulted via letter on 18/12/20:

166, 170 Kidmore Road
50, 52 Hunters Chase

In addition, a site notice was sent to the agent on 18/12/20.

Discussions with applicant/ agent

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.

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

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
EN14 Trees, Hedges and Woodland

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Appraisal Checklist

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, whilst the extension is slightly greater than the depth recommended in the House Extensions SPG (4m), the additional depth is not considered to result in a development that would be considered out of scale and proportion with the main dwelling. The proposed mixed roof form is also considered acceptable.**
- Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO, adequate amenity space would still be retained.**
- Require the loss of trees in the garden or put significant trees at risk; **NO, the proposed extension would be located a sufficient distance away from the protected tree so as to not result in potential damage to the tree or roots. The Natural Environment Officer noted that the access to the site during the construction process would be done through a driveway, crossing council land and passing close to the trunk and under the crown of a large Oak tree. As noted in the consultation response, as the tree is outside of the application site, it is not considered reasonable to impose a condition requesting that an Arboricultural Method Statement and Tree Protection Plans are provided in this instance. This approach was also taken when determining application 191208/HOU at no. 170 Kidmore Road (the adjacent neighbour). However, a condition will be included to prevent parking or manoeuvring on the grass verge in the interests of the street trees.**

- B. 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**, the extension would protrude approx. 1m beyond the rear elevation of no. 166 Kidmore Road located to the south-east of the site. The extension would also only project approx. 1.7m beyond the rear elevation of no. 170 Kidmore Road to the north-western. As such, the development is considered to extend past the rear elevation of neighbouring properties by modest depths and as such would not result in a loss of light to neighbouring windows.
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, one side window (serving the kitchen) is proposed which would face no. 170. Approximately half of the window would face onto the neighbouring side elevation, with the other extending beyond the elevation. It is not considered that this would result in substantial overlooking, and boundary treatment (up to 2m) can be erected without planning permission between the sites in the interests of privacy.
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are proposed to match the host dwelling. The application site and properties in the vicinity are characterised by a singular front facing window at first floor level. This application proposes to subdivide and create two separate windows.

Whilst the front window is a consistent feature on the eastern side of Kidmore Road, properties have been altered in various ways, notably by way of roof extensions/ side dormers. As a result, the uniformity of the chalet bungalows has been eroded to some extent, and so it is not considered that the alteration of the front window would trigger an inconsistency in terms of design as some inconsistency is already found in the road.

- D. Does not result in a loss of biodiversity within garden - **NO**
- E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

CC8: states: Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No** or
- Wind, where the proposals involve new development of more than 8 storeys - **N/A**.

Conclusion

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 original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

RECOMMENDATION: GRANT PERMISSION

Conditions

1. TL1 - 3 year time limit.
2. Approved plans
3. Materials to match
4. There should be no parking or manoeuvring of vehicles, storage of skips, waste or other materials including the preparation of materials and other works activities in relation to the approved build; on the highway verge at any time - temporary or otherwise during the course of the permitted building works.

Reason: In order to protect street trees which make a significant contribution to the amenity and character of Kidmore Road in accordance with Policy EN14 of the Reading Borough Local Plan (2019).

Informatives

1. Building Control
2. Construction & Demolition
3. Terms
4. Encroachment
5. This permission does not approve the side dormers shown on the proposed plans. These are subject to the details approved, and conditions of, application 201682.
6. Positive and Proactive