

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 211587/HOU

Address: 7 Kidmore Road, Reading, RG4 7LR

Proposals: 2 storey rear extension. New front bay window. Side extension bins and bike store.

Case Officer: Beatrice Malama

Applicant: Mr & Mrs T. Wrathmell

Date received (valid from): 23 September 2021 **Target date:** 18 November 2021

1. INTRODUCTION

The application site is a two-story detached dwelling located in a predominantly residential area comprising of detached and semidetached properties of varying design and style. The site's immediate neighbouring houses are detached and semidetached dwellings. Predominant in the area are large back gardens with significant vegetation cover. The property is not listed and does not fall within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning application is sought for a part single part two storey rear extension. Included as part of this proposal is a new front bay window and side extension bins and bike store. The extension would have a pitched roof and exterior finishing materials would match the original house.

Plans considered:

Drawing No: 3717/101 Rev A - Existing Floor Plans

Drawing No: 3717/102 Rev A - Existing Elevations

Drawing No: 3717/200 Rev C - Proposed Block plan and Location Plan

Drawing No: 3717/205 Rev E - Proposed Floor Plans

Drawing No: 3717/206 Rev F - Proposed Elevations

Received 23rd September 2021

Bat Emergence and Re-Entry Survey Ref: R2849/c

Received 6th October 2021

3. RELEVANT PLANNING HISTORY

210534/HOU - Single storey rear extension. New front bay window. Side extension bike and tool store. Permitted - 01/06/2021

4. CONSULTATIONS

4.1 The following addresses were consulted by letter.

5a Kidmore Road, Caversham, Reading, RG4 7LR
10a Albert Road, Caversham, Reading, RG4 7PE
12 Albert Road, Caversham, Reading, RG4 7PE
9 Kidmore Road, Caversham, Reading, RG4 7LR

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.

5. LEGAL AND PLANNING POLICY CONTEXT

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 Practice Guidance

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

6. APPRAISAL

6.1 Character and appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality, whilst Policy H9 (House Extensions and Ancillary Accommodation) requires that an extension “respects the character and appearance of the house in terms of scale, location, materials and design, and that it should not harm the character and pattern of neighbouring houses and the appearance of the street scene”.

The original dwelling is characterised by a traditional pitch slate roof and red brick. The windows contain lintel features whilst the front bays add interest and character and are a common feature along the street. Various additions and alterations to the house appear to have replicated this style in the past.

I. Scale

Whilst the proposed rear extension would result in a notable increase in the size of the existing house, the additions would be subservient to and not disproportionate to the overall size of the original dwelling. Furthermore, the extension would be located to rear of the dwelling and therefore not result in any harmful addition to the street scene. The scale and massing of the extensions would therefore not cause any harmful impact on the appearance of the existing house or wider street scene.

II. Design

The proposed extensions would replicate the roof pitch, style and use of slate as found on the main house and introduce windows that contain lintel feature in alignment and style with the existing. The proposed rear and side extensions would also be of matching brickwork.

Similarly, the proposed bay window alteration would complement the existing and is therefore not considered to cause harm to the character and appearance of the existing house or neighbouring houses.

The proposed development is therefore not considered to cause any harm to the character or appearance of the existing house nor have a detrimental impact on the wider area.

6.2 Residential Amenity

CC8 Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties; policy H9 (House Extensions and Ancillary Accommodation) provides that extensions should not cause an overbearing impact on neighbours”.

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

- significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties;

NO, due to the orientation of existing buildings around the site and the existing gaps between adjoining neighbours which would be retained to a larger extent, it is considered that the proposed extension would not cause any reduction in the amount of daylight and sunlight enjoyed by neighbouring properties.

- invade the privacy of neighbouring properties through overlooking from windows or balconies;

NO, the proposal site has existing three upper floor south facing windows overlooking the neighbour’s front garden; and one upper floor north facing window which directly faces the neighbour’s side wall. Although the overall number of upper floor openings would increase by three, it is not considered likely that the new openings would result in new harmful views. The proposed development therefore is considered unlikely to cause loss of privacy to the neighbouring occupants.

- Visual dominance and overbearing effects of a development;

NO, the proposed development would remain subservient to the original house and the design and finishes would be in keeping with the host house and surrounding properties and therefore the proposed development would be considered unlikely to have any overbearing effects on the neighbours.

With regard to the amount of useable amenity space, the property has a large back garden and as such it is considered that a development of this size and nature would not cause a reduction in the amount of useable amenity space available to the occupants of the house to an unacceptable degree.

6.3 Natural Environment

Although the proposed development would extend very close to the property boundary shared with No. 9 Kindmore Road and would likely result in the removal of the existing bush located close to the boundary north of the site, it is considered that the removal of the bush would not cause an adverse impact on the vegetation/natural environment as both the rear and front gardens of the site present significant vegetation cover which is positive. The photos below show the existing rear elevation and the bush to be affected by the proposed development as well as the presence of vegetation cover around the site.

Photo 1. Existing rear elevation



Photo 2. Existing back garden



Photo 3. Arial photo of the site



6.4 Ecology

The proposed development would involve works to part of the existing roof structure. The Reading Borough Council's Validation checklist states that all proposals that involve the demolition of buildings or alterations to roofs or lofts often need to be accompanied by a bat survey. This is in order to assess the impact of such works on protected bat species and what sort of mitigations measures would be employed if necessary.

Since the proposal would involve some works to the existing roof structure, a bat survey was carried out and a report submitted as part of this proposal. The report indicates that although bats were observed around the site, no bats were seen entering or emerging from the property and there was no evidence of the roof hosting any bats. Although a small number of dry bat droppings were found in the roof, no fresh droppings were found, it was concluded that the droppings could be from an historic roost that is no longer in use.

In light of the above and due to the fact that works to the existing roof would be limited to a small part, it is not considered likely that the proposed rear extension would result in the damage or deconstruction of any bats roots, or to the disturbance of bats occupying roosts.

7. 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 subject to conditions.

8. RECOMMENDATION

GRANT

9. CONDITIONS

- Time Limit
- Approved Plans
- Materials (To match)
- No new openings