

DELEGATED APPLICATION REPORT

Application No: 210915HOU

Address: 146 Kidmore End Road

Proposal: Demolition of rear extension. Creation of single storey rear and part two-part single storey side extension. Remodelling of existing driveway.

Case officer: Matt Burns

Site Description and Surrounding Area

The application relates to a two-storey detached dwelling located on the north side of Kidmore End Road in Caversham. The surrounding area is characterised by detached and semi-detached dwellings of a wide variety styles.

Proposal

The application seeks planning permission for the demolition of an existing single storey rear extension and addition of a part two-storey part single storey side extension and an enlarged single storey rear extension. It is also proposed to re-model the existing driveway.

Amended plans were submitted during the course of the application which reduced the scale of the proposed two storey side extension but increased the depth of the enlarged single storey rear extension.

The amended plans incorporate a hipped roof single storey side extension of between 2.1m and 3m in width spans the full depth of the property (10.3m) which would extend to within 0.25m of the boundary with the neighbouring property at no. 148 Kidmore End Road. The first-floor element of the side extension would be 3m in width and 3.2m in depth also with a hipped roof and would be set back 3m from the front elevation of the property and sited similarly 0.25m from the neighbouring boundary. To the rear of the property the hipped roof single storey extension would span the full width of the rear of the property and extend to the rear at depth of between 1.3m and 2.6m.

Additional landscaping is proposed to the front and rear of the site as well as adjustment to the position of the driveway access point from Kidmore End Road.

Plans Considered

- 2817 002P10 - Site Location and Block Plan
- 2817 005P14 - Proposed Plans
- 2817 006P15 - Proposed Elevations

Received by the Local Planning Authority on 23rd September 2021

- 2817 007P8 - Proposed and Existing 3D Views

Received by the Local Planning Authority on 8th September 2021

- 2817 004P5 - Existing Elevations
- 2817 003P6 - Existing Plans

Received by the Local Planning Authority on 4th June 2021

Relevant Planning History

None.

Consultation Responses

RBC Natural Environment - No objection subject to conditions to secure provision of the proposed tree protection measures and submission and approval of a landscaping scheme prior to commencement of development on site.

RBC Transport - No objection subject to conditions to secure provision of the proposed vehicle parking spaces and access prior to occupation of the extensions.

Ecology Consultant - No objection.

Neighbour Consultation

No.s 144 and 148 Kidmore End Road and 6 and 7 Greenleas Avenue were notified of the application and submission of amended plans by letter.

One letter of representation has been received raising the following concerns:

- Encroachment to the boundary line, making the passage between the houses and no.148 dark, the practical effort of building with scaffolding and potential damage, maintenance of the oak fence etc.
- Loss of light taking account of the 45-degree rule in the kitchen, hall and downstairs shower room windows to no.148.

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

The following local and national planning policy and guidance is relevant to this application:

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

EN12 (Biodiversity and The Green Network)

EN14 (Trees, Hedges and Woodlands)

H9 (House Extension and Ancillary Accommodation)

TR3 (Access, Traffic & Highway Related Matters)

TR5 (Car and Cycle Parking & Electric Vehicle Charging)

Supplementary Planning Guidance - A Design Guide to House Extensions

Appraisal

Design, impact on the host dwelling, character of the area and street scene

Policy CC7 Seeks that all development is of high-quality design and maintains and enhances the character and appearance of the area within which it is located. Policy H9 seeks that houses extensions should respect the character of the host dwelling, character and pattern of surrounding dwellings and the area in terms of scale, design and any important existing building line.

The proposed two storey part of the side extension would appear subservient to the existing dwelling being recessed 3m from the front elevation. This part of the extension would also be a modest 3.2m in depth and 3m in width with the ridge and eaves height of the extension being set significantly below the ridge and eaves of the main house. The single storey side extension would retain a more modest 0.4m. Both the proposed two storey and single storey elements of the side extension would incorporate sympathetic hipped roofs reflecting that of the main house and use of materials to match existing such that these elements are considered to integrate satisfactorily to the existing dwelling.

Whilst the side extension would be set close (0.25m) to the north flank side boundary with no. 148 the majority of is at single storey level and the significant set-back of the first-floor element is considered sufficient to prevent the extension appearing cramped with the street-scene.

To proposed single storey rear extension would adjoin the single storey side extension and would also incorporate sympathetic hipped roof. Given the modest rear projection of extension this is considered proportionate in scale to the existing dwelling and to also integrate satisfactorily.

The proposals are considered to comply with Policies CC7 and H9.

Impact on neighbouring amenity

Policies CC8 and H9 seeks that proposals should not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposed part two-part single storey would be set close (0.25m) to the boundary with no. 148 who have a driveway and 3.2m passageway to the side of their dwelling directly adjacent to the boundary. There is also a change in levels to no. 148 which is set a lower level than the application property.

No. 148 incorporates a number of facing side windows serving the hallway, downstairs shower and kitchen (albeit this is a secondary kitchen window). Amended plans submitted during the course of the application have significantly reduced the height and depth of the two-storey side element such that it is considered that this element together with the single storey side extension with modest eaves height of 2.5m would not result in any undue overbearing impact on the side passageway and driveway area of the neighbouring dwelling. Given the facing windows at no. 148 serve either non-habitable rooms or are secondary windows there is not considered to be any adverse loss of light.

The proposed side extension incorporates a single side facing window and roof light. Both are set at a high level and as such would not provide for any overlooking to no. 148. Front and rear facing rooflights are proposed to the roof at first floor level of the proposed two storey side extension. Whilst these would provide views to the rear garden and front driveway of no. 148 this are not considered to be unlike views contained from existing first floor level windows or those commonly found in residential areas.

The proposed single storey rear extension would not breach a 45-degree line from neighbouring rear windows and its overall depth is not considered to result in any adverse loss of light or overbearing impact to neighbours.

The proposals are considered to comply with Policies CC8 and H9.

Natural Environment

Trees

Policy EN14 (Trees Hedges and Woodlands) seeks to protect trees from damage or removal and that the Boroughs vegetation cover is extended as part of new developments.

An existing tree is proposed to be removed from the rear of the site to accommodate the proposed single storey rear extension and reorganisation of the rear patio area. It is proposed to replace this tree at the end of the rear garden whilst two additional trees are also proposed to the front of the site. Subject to this replacement planting which would result in a net gain in trees on the site the Natural Environment Officer does not objection to the proposals.

The submitted site plan also includes tree protection measures for trees to be retained to the front of the site, provision of which is to be secured by way of condition.

A condition is also recommended to secure submission and approval of a hard and soft landscaping scheme prior to commencement of any development on site for the remodelling of the front driveway, to include details of the repositioned brick wall to the front of the site.

Ecology

A bat survey report was also submitted with the application. This has been reviewed by the LPA's Ecological Adviser who is satisfied that the building is unlikely to host roosting bats and as such the proposals would not impact on protected species in accordance with Policy E12 which seeks to ensure that development proposals do not result in a net loss of on-site biodiversity.

Transport

Policies TR3 and TR5 seeks to secure appropriate parking and access arrangements for new development.

The submitted site plan illustrates provision of 2 vehicle parking spaces to the front driveway which complies with the requirements for a dwelling of this size set out within the adopted Parking Standards and Design SPD.

The proposals include remodelling of the existing front driveway and access point. Given that the front strip of land where the drive adjoins Kidmore End Road is highway land, a license would need to be obtained from the Council's Highways section to agree the access construction details and to grant a licence before any work is carried out within the highway. The granting of planning permission does not automatically ensure that alterations to the Highway are acceptable. There may well be other site-specific factors/requirements which need to be taken into account. These will be identified and considered as appropriate by the Highway Authority when an application is made.

There is suitable scope within the site to provide the necessary bin and cycle storage which would remain as per existing arrangements.

Matters Raised in Representations

The proposed site extensions would retain a 0.25m separation to the flank boundary with no. 148 such that there would not be any encroachment from the extension. Any necessary construction arrangements to access neighbouring land to build the extension would be a party wall and civil matter between neighbours and not a planning matter for consideration.

All matters raised are addressed in the appraisal section of the report above.

Community Infrastructure Levy (CIL)

The proposal would not be liable for the Community Infrastructure Levy because the floor space of the proposed extensions and conversion works would not exceed 100m².

RECOMMENDATION:

GRANT planning permission subject to the following conditions:

1. TL1 - Time limit
2. AP1 - Approved plans
3. M1 - Materials to match
4. PD2 - No additional windows to north west flank elevation
5. L7A - Provision of approved tree protection measures
6. L1 - Pre-commencement submission and approval of a scheme of hard and soft landscaping
7. DC1 - Provision of vehicle parking as proposed
8. DC3 - Provision of vehicle access as proposed

Informatives:

1. IF1 - Proactive
2. IF5 - Terms
3. IF6 - Building Control
4. IF7 - Complaints about Construction
5. IF8 - Encroachment
6. I11 - CIL
7. IF3 - Highways Act

8. I29 - Access Construction