

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Peppard

App Ref: 210834/HOU

Address: 67 Kidmore End Road, Emmer Green, Reading, RG4 6DD

Proposals: Single storey rear extension following demolition of existing conservatory and part demolition of existing garage.

Case Officer: Mr Jonathan Markwell

Applicant: Mr & Mrs Clarke

Date received (valid from): 22 May 2021

Target Decision date: 17 July 2021

1. INTRODUCTION

The application relates to a two-storey semi-detached (with garage link to the other neighbour) property dwelling located on the southern-western side of Kidmore End Road, between the junctions with Crawshay Drive (to the north-west) and Brooklyn Drive (to the south-east). The character of the wider area is predominantly residential, with a wide variety of rear extensions at the properties along this stretch of Kidmore End Road. The property is not listed, nor located within a conservation area.

The Covid-19 pandemic meant an accompanied officer site visit was not possible at this time, but the applicant provided a series of site photographs and, together with aerial and on-line images, this was sufficient in this instance to assess the proposals.



Site photo of the rear of the application site, as provided by the applicant on 06/07/2021.



Aerial view looking north (online image)

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks permission for the erection of a replacement single storey rear extension (following demolition of the existing conservatory) and the part demolition of the existing garage on the side elevation at ground floor level.

The proposed extension is full width and also includes a roof lantern, increasing the depth of the existing extension from 2.5m to 4.5m (proposed) and increasing the height from 2.8m to 3.2m (and up to 3.6m including the roof lantern).

Plans considered:

003 Site & Location Plans
002 Proposed Plans & Elevations
001 Existing Plans & Elevations
As received 22/05/2021



Site photograph provided by the applicant on 06/07/2021



Aerial photographs (online images)



3. RELEVANT PLANNING HISTORY

None.

Nearby properties

65 Kidmore End Road

120850 - Single storey side extension. Granted 6/9/2012.

69 Kidmore End Road

151691 - Proposed rear extension and porch to front. Granted 11/11/2015.

4. CONSULTATIONS

4.1 Public consultation - The following addresses were consulted by letter.

65 & 69 Kidmore End Road
43 Brooklyn Drive

4.2 No responses have been received. The applicant has also provided photographic evidence that a site notice was erected, specifying that comments should be received by 25/06/2021.



4.3 Transport

There are no Transport objections to this application. The submitted site plan illustrates 2 off road parking as well as the retention of the garage.

Conditions and informatives:

[DC1](#) VEHICLE PARKING (AS SPECIFIED)
IF3 Highways
I24 Do not damage the verge

4.4 Ecology

The application site comprises a semi-detached house that may have features potentially suitable for roosting bats. It is proposed to replace the conservatory with a single storey rear extension and part demolish the single storey flat roofed garage.

The extent and type of the proposed works along with the condition of the garage (as viewed on Google Streetview), suggest that it is unlikely that bats or other protected species would be adversely affected by the proposals. As such, there are no objections to this application on ecological grounds.

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
EN12 Biodiversity and the Green Network
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space
TR3 Access, Traffic and Highway-related matters

SPG/SPD

- A Design Guide to House Extensions SPG 2021
- Revised Parking Standards and Design SPD 2011

6. APPRAISAL

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 - the application form specifies that matching materials will be incorporated.
- reduce the amount of usable amenity space for the property to an unacceptable degree; NO - Although it does reduce, it does not to an unacceptable degree.
- require the loss of trees in the garden or put significant trees at risk; NO

- B. Respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line;
Respects neighbour's amenities and does not present 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 - Although the depth of the extension is increasing from 2.5m to 4.5m (in comparison with existing) and the height increases from 2.8m to 3.2m (rising to 3.6m when the roof lantern is proposed), given the existence of extensions at both neighbouring properties (see site photographs and site history sections above).
- invade the privacy of neighbouring properties through overlooking from windows or balconies; NO - as a single storey ground floor extension no overlooking from windows is expected; as a flat roof is proposed the standard condition is recommended preventing it being used as a balcony unless a further specific permission is granted for that.
- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; NO - As per the photographs above/below, there are a wide variety of extensions in the area and this proposal would not detract from others.
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; NO - the proposal would be barely discernible from the streetscene and matching brickwork is proposed in any event.

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.

To assess this, the following has been considered - would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety.

A number of these matters have already been addressed in the H9 assessment above. In short, owing to the existing surrounding context and the nature of the proposals, subject to the 'flat roof not being used as a balcony' condition, no CC8 issues would arise.

In terms of current and future occupiers of the host building, the proposals will improve the quality of accommodation provided.



Photographs provided by applicant on 11/06/2021 showing the relationship with neighbouring properties

Other matters

As per the Transport and Ecology observations at section 4 above, there are no issues in these regards with the inclusion of the parking related condition recommended in the Transport response.

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.

8.0 RECOMMENDATION

1HA (TL1 / AP1 / M1)

DC1 VEHICLE PARKING (AS SPECIFIED)

PD5 USE OF ROOF RESTRICTED

IF1; IF3; IF5; IF6; IF7; I24