

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210660/HOU

Address: 137 Kidmore Road, Caversham, Reading, RG4 7NH

Proposals: Part single, part 2-storey rear and side extension.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Jenkins

Date received: 28/04/2021

Valid from: 30/04/2021

Target Decision date: 25/06/2021

1. INTRODUCTION

The proposal site is a two-storey end semi-detached dwelling located on the corner of Kidmore Road and Uplands Road, Caversham. The surrounding area is considered predominantly residential with similarly designed two storey detached and semi-detached dwellings.



1. Front of 137 Kidmore Road. Photo provided by the agent on 17/05/2021.



2. Rear of 137 Kidmore Road. Photo provided by the agent on 17/05/2021.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 17/05/2021. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks the demolition of the existing conservatory, with the erection of part one storey, party two storey rear and side extension.

Plans considered:

- Block/Site Plan
- Site Location Plan
- Existing Floor Plans - 01
- Existing/Proposed Elevations - 02
- Proposed Ground Floor Plan - 03
- Proposed 1st Floor Plan - 04
- Proposed 2nd Floor Plan - 05
- Proposed Roof Plan - 06
- Proposed Longitudinal Section - 07

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- Block Plan
- Existing Ground Floor Plan - 08

- Existing 1st and 2nd Floor Plan - 09
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3. RELEVANT PLANNING HISTORY

021073/FUL - Conservatory (Retrospective) - Application Permitted on 16/05/2002

180450/CLP - Rear dormer roof extension and three rooflights on front roofslope - Application Permitted on 11/04/2018

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

135 Kidmore Road, Reading, RG4 7NJ - No response received.

139 Kidmore Road, Reading, RG4 7NJ - No response received.

5. 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.

6. 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 (Adopted November 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

7. APPRAISAL

7.1 *House Extensions and Ancillary Accommodation*

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
- *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.*

At ground floor level; the proposed development consists of a single storey wraparound extension, which involves the demolition of the existing conservatory. The rear extension aspect of the proposed wraparound extension has a depth of 4m and is set slightly off the side boundaries to number 135. The single storey aspect of the proposed rear extension has a height of 3.05m to the side boundary at number 135, features a flat roof, with a roof light. The rear elevation consists of glazed patio doors leading to the rear garden.

The proposed two-storey side and rear extension has a depth of 9.2m at ground floor level, and is set back from the front elevation of the main house by 4.6m at ground floor level, and 5.7m at first floor level. The proposed side and rear extension features a pitched roof and is set down from the existing ridge by 2m. No windows are proposed to the side elevation at first floor level, while windows are proposed to the front and rear elevations at the first floor serving the proposed dressing room and bedroom. At ground floor level; a side access door is proposed to the utility room, the front elevation includes a window to the utility room.

While the proposed two storey side and rear extension has been set significantly from the front elevation of the main house, the extensions will be visible along Uplands Road. The proposed development is not considered to harm any important building line along Uplands Road due to the separation distance between the proposed development and the nearest property on Uplands Road, which is number 1. The separation distance being 24m.

With regards to the materials proposed; the brickwork and roof tiles have been specified on the application form to match the existing dwelling. The proposed windows are to be uPVC to match existing, while the frame of the proposed glazed panel door to the rear elevation of the proposed rear extension is to be aluminium.

The size and scale of the proposed development is considered sufficiently subservient to the existing dwelling and acceptable in accordance with policy H9 of the Reading Borough Local Plan. Developments of the size and scale proposed within this application are not considered especially out of character with the surrounding area. The proposed two storey side and extension, while visible from the street scene, has been set back and is not considered significantly harmful to the character and appearance of the surrounding area. The extensions proposed are not considered to harm important views or the character along Kidmore Road and Uplands Road.

Owing to the proposed layout, as a result of the extensions proposed, it is considered necessary in this instance to condition the proposed development as ancillary to 137 Kidmore Road. It is considered that following the implementation of the plans proposed, the internal layout of 137 Kidmore Road could easily be altered to create ancillary accommodation. This is to ensure that separate occupation of the extensions would not detract from the amenities or living conditions of neighbouring residential properties in accordance with policy H9 of the Reading Borough Local Plan.

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Does not result in a loss of biodiversity within gardens.*

It is not considered that the proposal would result in a loss of biodiversity within the garden to the point of refusal for this application. The side extension is to be constructed upon an already developed part of the site, so there will not be a harmful loss of existing green landscaping.

7.2 Safeguarding Amenity

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*

- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

The proposed development is not considered to have a significantly detrimental impact on the living conditions at 135 Kidmore Road. Number 135 benefits from an existing conservatory, which is set close to the side boundary at number 137. The proposed development at number 137 is not considered to result in a harmful loss of light to habitable rooms, result in a loss of privacy, or appear overbearing to number 135. The side elevation of the proposed first floor rear and side extension is set from the side boundary to number 135 by 4.6m. The impact of the proposed height and depth of the single storey rear extension at number 137 to number 135 is considered to be reduced due to the existing conservatory.

With regard to the impact of the proposal to 139 Kidmore Road, the proposed extensions at number 137 are not considered to harm living conditions at number 139. Number 139 is on the other side of Uplands Road, the separation distance between the proposed development and number 139 is such that the proposed extensions are not considered to harm the living conditions at number 139.

No other nearby occupier is considered to be significantly impinged by the proposed development in relation to any amenity consideration. For existing and future occupiers of the proposed dwelling, the proposals would improve the standard of accommodation at the site.

Overall, the proposed single storey rear extension is not considered to harm the living conditions to neighbouring properties or the surrounding area. Therefore, the proposed development is considered in accordance with policies CC7 and CC8 of the Reading Borough Local Plan. It is considered appropriate to condition the approval of this application to restrict the potential insertion of side facing windows to the side elevations of the first-floor rear extension under permitted development. This is to safeguard the amenity of number 135 Kidmore Road from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan.

7.3 Private and Communal Outdoor Space

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*

It is considered that this proposal will not represent an unacceptable loss in private outdoor space.

8. 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.

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Block/Site Plan
- Site Location Plan
- Existing/Proposed Elevations - 02
- Proposed Ground Floor Plan - 03
- Proposed 1st Floor Plan - 04
- Proposed 2nd Floor Plan - 05
- Proposed Roof Plan - 06
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- Block Plan

Received on 30/04/2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M1: Materials (To Match)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

PD2: No New Openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the first floor side elevations of the extensions hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

PD6: Ancillary Domestic Use

The extensions hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling known as 137 Kidmore Road, Caversham, Reading, RG4 7NH.

REASON: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policy H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

Standard Informatives