

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Redlands

App Ref: 210686/HOU

Address: 51 Kendrick Road, Reading, RG1 5EA

Proposals: First floor extensions including front and rear dormers, front porch extension and associated works (part retrospective) (Amended Description)

Case Officer: Mr David Brett

Applicant: Mr & Mrs Quance

Date received (valid from): 03/05/2021

Target Decision date: 19/07/2021, agreed extended decision date from 28/06/2021

1. INTRODUCTION

The proposal site prior to development on site consisted of a detached bungalow on the east side of Kendrick Road. 51 Kendrick Road is located outside but next to the Kendrick Road Conservation Area, with number 49 located within the Conservation Area.

The surrounding area consists of a large variety of mostly two storey property designs. Number 51 is located on the hillslope of Kendrick Road, with number 49 being at a lower elevation, and number 53 being at a higher elevation. Number 49 is a Building of Townscape Merit within the conservation area appraisal.



1. Front of 51 Kendrick Road. Photo taken on 14/07/2021.



2. Rear of 51 Kendrick Road. Photo taken and provided by the applicant on 15/07/2021.

An unaccompanied site visit for this application was performed on 14/07/2021 with site photos taken from the highway. These photos were used for the purpose of determining this application. Photos were also provided by the applicant during the course of application on 05/05/2021, 24/06/2021 and 15/07/2021.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development seeks forward extensions and first floor extensions.

Plans considered:

- Existing Plan - 0012-01 Rev A
- Existing Elevations - 0012-02 Rev A
- Proposed Plans - 0012-03 Rev E
- Proposed Elevations - 0012-04 Rev E
- Roof Plan & A-A Cross Section - 0012-07
- Block Plan - 0012-205

Received on 03/05/2021

- Proposed Elevations - 0012-04 Rev E (Marked up plan demonstrating proposed elevations in relation to elevations approved under applications 181834/HOU and 191751/HOU)

Received on 30/06/2021

At the time of writing the report for application 210686, the works proposed under application 210686 were already heavily under construction and nearing completion. The applicant provided the following update regarding construction on site on 15/07/2021:

- The external walls and roof structures are complete - this includes the two dormers.
- The roof is partially tiled.
- The cladding for the middle and left sections has not commenced.
- The majority of the soffits and fascias are up, and some of the guttering is up as well.
- The majority of the new windows have been installed (that happened 14/07/2021). Two windows are yet to be fitted, but will likely be delivered and fitter week commencing 19/07/2021.
- The front door has been installed, however, the porch has not been built.
- There have not been any deviations from the submitted plans.

The applicant was informed that the works being carried out were being performed at risk, and that should the application be refused, the works would be brought to the attention of Reading Borough Council Planning Enforcement. The applicant responded in writing stating that he is aware that they were building at risk.

While it was indicated on the application form that work had not already started without consent, it was stated that work had commenced for the works approved under application 181834. The application form also states that the applicant decided not to proceed with the plans approved under application 191751. It appears the applicant decided to make alterations to the proposed first floor extensions, which are subject to this application. The works to the first floor were being carried out based on the plans submitted within application 210686.

3. RELEVANT PLANNING HISTORY

181834/HOU - First floor front and side extension & part ground and part first floor rear extension together with internal alterations. - Application Permitted on 12/12/2018

191751/HOU - Additional storey to existing single-storey extension - Application Permitted on 10/01/2020

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

4 Allcroft Road, Reading, RG1 5HH - No response received.
 49 Kendrick Road, Reading, RG1 5EA - No response received.
 53 Kendrick Road, Reading, RG1 5EA - No response received.

A site notice was displayed from Wednesday 5th May 2021, expiring on Wednesday 26th May 2021. Two responses to the site notice were received as detailed below

50 Morgan Road, Reading, RG1 5HG - Response received on 20/05/2021

- Work proposed in this application - involving substantial demolition already of the existing first floor - appears to have taken place already - and probably to have been initiated prior even to submission of this application.
- Whether before or since, this looks to be in flagrant contempt for planning procedures (and the rights of neighbours) - and, in the former case, in direct conflict with a statement in the planning application. To judge by visible demolition, the work also seems to go substantially beyond that envisaged in the planning application in respect of

the middle section of the house (where only work on two dormers appears to be envisaged).

50 Morgan Road, Reading, RG1 5HG - Response received on 28/06/2021

- Further to my previous observation about this application, I would say that building of the proposed first floor addition to this dwelling has now proceeded rapidly, following the earlier stage demolition - both of which seem to represent a blatant and flagrant contempt for the council's authority in relation to planning generally and to the specific application which has been submitted for approval. The likelihood seems to be that the development will be completed before a decision is reached on its permissibility.

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

EN1 Protection and Enhancement of the Historic Environment

EN3 Enhancement of Conservation Areas

EN4 Locally Important Heritage Assets

SPG/SPD

Design Guide to House Extensions SPD (Adopted March 2021)

Proposed Kendrick Conservation Area Character Appraisal

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.*

The proposed development seeks first floor extensions, with significant alterations to the existing roof space. The works are largely on the side of the building towards No. 49, with the

first floor additions already approved closest to No. 53 having separate permission (see relevant history above) and evidently have been implemented (see photos above). At first floor level, a significant extension is proposed to serve four bedrooms, a bathroom, a landing/study, and two en-suite bathrooms. Minor works are proposed at ground floor level, including a front porch extension. The proposed development would largely retain the footprint of the existing dwelling house, with very slight increase due to the proposed porch extension.

The proposed development is acknowledged to significantly alter the character, appearance and scale of the existing bungalow. Essentially, the pre-existing bungalow will be transformed into a two-storey detached dwelling with a differing character and appearance from existing. Despite the drastic change in size, scale and appearance proposed to the existing dwelling, the proposed increase is considered appropriate given varying the character, appearance and scales of existing dwellings within the surrounding area. In short, the proposed size, scale and character proposed is not considered harmful to the street scene, nor the wider character of the surrounding area, which includes a variety of building types, sizes and styles. The proposed development would add to and complement this variety in the local area. Furthermore, given the works already approved/implemented closest to No. 53, this proposal essentially seeks to complement that established pattern and complete the composition of the buildings change from a bungalow to two-storey property, albeit the works proposed now are slightly smaller in scale on this side of the building, to respect the relationship with No. 49 and the topography of the area.

The proposed development would not appear alien among the street scene along Kendrick Road. While the maximum ridge height of 51 Kendrick Road would be increased from 6.3m to 7.7m, the highest point of the ridge would be to the south of the dwelling. As a result, the proposed development when viewed from the highway would follow the slope of Kendrick Road. Therefore, the proposed development would not appear visually dominant when viewed alongside neighbouring properties 49 and 53.

The proposed extensions are considered to have been sensitively designed, seeking to respect the size and scale of nearby existing buildings. The materials used have been specified as render and cladding for the walls, grey slate roof tiles, with grey uPVC windows. Whilst more contemporary in nature to a number of nearby properties, the proposed development is considered to positively add to the overall variety of designs within the surrounding area. The materials specified are considered to be of a suitable quality in themselves and therefore acceptable and suitable based on the scale of the works proposed to the main house.

Overall, the proposed development is considered to sufficiently respect the varying character and appearance of Kendrick Road and the surrounding area. It is acknowledged that the scale of the proposed development is significant, the proposed extensions are considered sensitively designed and to respect the character and appearance of the surrounding area. Therefore, the proposed development is considered 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.

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 (amongst other matters):

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

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

It is considered that the proposed development does not result in a harmful loss of light to windows to the rear of 49 and 53 Kendrick Road.

The windows to the side elevations of 49 and 53 Kendrick Road are considered not be detrimentally impacted in terms of a harmful loss of light caused by the proposal. The windows to the side elevation of 49 Kendrick Road already have reduced access to light due to its position in relation to the boundary fence and existing side elevation at number 51. The proposed hipped roof to the north of number 51 is also considered to allow for appropriate levels of light to existing side facing windows at number 49. There is not considered to be a significantly harmful loss of light to side facing windows at the first floor of 49 Kendrick Road. There is not considered to be a harmful loss of light to side facing windows at number 53 due to the north facing nature of these windows, and the separation distance between the dwellings at 51 and 53.

First floor side facing windows are proposed at number 51, which would look out on to neighbouring properties 49 and 53. The window proposed to the north elevation serves an ensuite bathroom, while the window proposed to the south elevation services a bathroom. The proposed elevations plan indicates that both of these windows will be obscure glazed, however, it is still considered appropriate to condition these windows to be obscure glazed and maintained as such. This is to prevent harmful overlooking to numbers 49 and 53.

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 extensions under permitted development. This is to safeguard the amenity of the neighbouring Kendrick Road properties from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan.

The significant depth of the front and rear amenity spaces means that no other nearby occupier would be significantly harmed by the proposed works. For existing and future occupiers of the proposed dwelling, the proposals would improve the standard of accommodation at the site.

Overall, the proposed development is not considered to harm the living conditions to neighbouring properties or the surrounding area. The proposed extensions are considered to have been sensitively designed as not to appear overbearing to neighbouring residents, subject to the conditions referenced above. Therefore, the proposed development is considered in accordance with policies H9 and 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.

7.4 Kendrick Road Conservation Area

As explained in the Proposed Kendrick Conservation Area Character Appraisal; houses along Kendrick Road are typically two-storey with attic or three storeys. The appraisal references mid-Victorian buildings along Kendrick Road which should be retained, the dwelling house at number 51 is not one of these buildings. The Conservation Area ends at 49 Kendrick Road, which is noted within the appraisal as circa 1890-1910 and is included within the Conservation area because they make a positive contribution to Kendrick Road's late Victorian character and appearance.

The development proposed and under construction at number 51 is not considered to harm the setting of the nearby Conservation Area or 49 Kendrick Road. A sufficient gap is retained

between both properties due to the largely retained footprint of number 51, while the alterations to the roof of number 51 are hipped away from number 49. The varying character and appearance of the dwellings to the south of Kendrick Road is also considered to work in the favour of the works proposed at number 51. As a result, the proposed development at number 51 is not considered visually dominant to number 49 or harm then character and appearance of the Conservation Area in accordance with policies EN1, EN3 and EN4 of the Reading Borough Local Plan.

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

AP1: Approved Plans

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

Plans considered:

- Proposed Plans - 0012-03 Rev E
- Proposed Elevations - 0012-04 Rev E
- Roof Plan & A-A Cross Section - 0012-07
- Block Plan - 0012-205

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- Proposed Elevations - 0012-04 Rev E (Marked up plan demonstrating proposed elevations in relation to elevations approved under applications 181834/HOU and 191751/HOU)

Received on 30/06/2021

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.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

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 side elevations of the first floor 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.

PD3: Obscure Glazing

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) the proposed first floor side facing windows shall be top openable above 1.7m as a minimum when measured from the floor level of the respective rooms, and glazed with obscure glass before occupation of the development hereby approved and shall be permanently maintained as such.

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.

11. INFORMATIVES

Standard Informatives