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VARIATION OF CONDITION APPLICATION Ref: 201477/VAR

At
193 Kidmore Road
Caversham
Reading
RG4 7NW

09/11/2020

1.0.0. INTRODUCTION

This supporting statement has been prepared in connection with a Variation of Condition application for the property at 193 Kidmore Road, Caversham, Reading, RG4 7NW.

1.1.0 SITE DESCRIPTION AND SURROUNDING AREA

The application property is detached property located on the southern side of Kidmore Road.

The surrounding area is residential. Properties are of varying styles and designs and are a combination of semi-detached and detached.

The application site is not listed, nor in a conservation area.

1.2.0 THE PROPOSAL

The application subject of this supporting statement seeks to Vary Condition No. 2 on decision notice with ref: 200314/HOU, specifically the single storey rear extension on the approved drawings. The applicant wishes to gain permission to increase the size of the single storey rear extension by a very modest 0.787m and make it in line with the two storey extension as shown on the proposed drawings attached to this application. The increase in floor area would be approximately 1.6m².

1.4.0 PLANNING

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

National Planning Policy Framework;
National Planning Policy Guidance;

Reading Borough Local Plan (2019)
CC7 Design and the Public Realm
CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

Because of the modest nature of the extension we consider it to comply with the above policies.

1.5.0 CONCLUSION

It is therefore we are of the opinion that the proposal to increase the size of the proposed single storey rear extension (Planning ref: 200314/HOU) would be a very modest addition and as such it would have minimal impact on what already is approved.

Also, the material used, the height and design would be the same. The increased gross internal floor area would be approximately 1.6m².

Because of this we think that the proposal complies with the relevant planning policies listed above.