

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Thames

App Ref: 210534 / HOU

Address: 7 Kidmore Road, Reading, RG4 7LR

Proposals: Single storey rear extension. New front bay window. Side extension bike and tool store.

Case Officer: Beatrice Malama

Date received (valid from): 7th April 2021 **Target date:** 2nd June 2021

SITE DESCRIPTION

The site is a two-story detached dwelling located in a predominantly residential area comprising of detached and semidetached properties of varying design and style. The site's immediate neighbouring houses are detached and semidetached dwellings. Predominant in the area are large back gardens with significant vegetation cover. The property is not listed and does not fall within a conservation area.

PROPOSED DEVELOPMENT

The proposed development involves a single story rear extension, conversion of existing front windows to bay windows and side extension to create storage space for bikes and tools. The proposed rear extension measures a maximum of approximately 8.7m deep from the existing rear wall and approximately 8.6m wide. The height of the proposed rear extension would be approximately 2.6m and thus would be lower than that of the existing kitchen and breakfast rooms to be altered. The roof would be flat with three roof lights different from that of the existing house which is pitched. The proposed side storage would measure approximately 0.8m deep from the existing side wall and 2.7m wide. Exterior wall finishes including windows and doors would complement that on the original house.

Plans considered;

Drawing No: 3717/101 - Existing Floor Plans

Drawing No: 3717/102 - Existing Elevations

Drawing No: 3717/200 - Block and Location Plan

Drawing No: 3717/205 - Proposed Floor Plans

Drawing No: 3717/206 - Proposed Elevations

As received on 7th April 2021

RELEVANT PLANNING HISTORY

No Planning History

CONSULTATIONS

A site notice was sent to the agent on 19th April 2021 and the following neighbours were consulted by letter.

12 Albert Road, Caversham, Reading, RG4 7PE

5a and 9 Kidmore Road, Caversham, Reading RG4 7LR

No letters of representation were received

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with policies in 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'.

National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7- Design and the Public Realm

CC8 - Safeguarding Amenity

H9 - House Extensions and Ancillary Accommodation

SPG/SPD

A Design Guide to House Extensions SPG (2021)

Assessment

Character and appearance

Policy CC7 (Design and the Public Realm) requires that all developments be of high design quality, whilst Policy H9 (House Extensions and Ancillary Accommodation) requires that an extension “respects the character and appearance of the house in terms of scale, location, materials and design, and that it should not harm the character and pattern of neighbouring houses and the appearance of the street scene”.

The design, style and finishes of the proposed extension would match that of the existing house. Although the proposed rear extension would have a flat roof different from that on the existing house, the impact on the overall appearance of the existing house and the street scene would not be considered harmful. Conversion of existing front elevation windows on the ground floor to bay windows would not cause harm on the character of the existing house or neighbouring houses as bay windows are a common feature among properties in the street. There are existing single-story rear extensions in the area therefore an extension of this kind is not unconventional nor would it be considered to have a detrimental impact on the character and appearance of neighbouring houses and the street. The proposed development including the side extension therefore does not harm the character or appearance of the existing house nor have a detrimental impact on the wider area.

Residential Amenity

CC8 (Safeguarding Amenity) seeks to prevent development causing detrimental impact on the neighbouring properties; policy H9 (House Extensions and Ancillary Accommodation) provides that extensions should not cause an overbearing impact on neighbours”.

As the proposal is single story there would be no overlooking of neighbouring properties and the existing boundary fencing and vegetation cover around the site would act as a form of screening therefore the extension is unlikely to cause loss of privacy to the neighbours. In addition, the extension is unlikely to cause any loss of sunlight, daylight or overshadowing to the neighbouring house. Furthermore, the proposed extension would unlikely cause an overbearing impact on neighbours.

Natural Environment

Although the proposed development would extend very close to the property boundary shared with No. 9 Kindmore Road and would likely result in the removal of the existing bush located close to this boundary, the removal of the bush would not cause an adverse impact on the vegetation/natural environment as both the rear and front gardens of the site present significant vegetation cover which is positive. The photos below show the existing rear elevation and the bush to be affected by the proposed development as well as the presence of vegetation cover around the site.

Photo 1. Existing rear elevation



Photo 2. Existing back garden



Photo 3. Arial photo showing vegetation cover - back and front gardens



Conclusion

The proposed extension is considered to be in accordance with the Reading Borough Local Plan (2019) and the Design Guide to House extensions (2021) and therefore the application is recommended for approval subject to conditions.

Recommendation:

Grant

CONDITIONS

1. Time Limit (Standard) TL1
2. Approved Plans Ap1
3. Materials (As Specified) M3