



3rd December 2020

Mr. N. WEEKES.
READING BOROUGH COUNCIL
Civic Centre,
Bridge Street,
Reading, BERKSHIRE. RG1 2LU.

Dear Mrs Weeks,

JOB No.878 REAR EXTENSION & REMODELLING OF EXISTING HOUSE.
23 Kidmore Road, Caversham, Reading, BERKSHIRE. RG4 7LR.
Dr. O. FLOSSMANN & Dr. D. O'SHEA.

PLANNING APPLICATION: 201312



PHOTO. No.01: Demonstrates the relative size of No.23 Kidmore Road.

23 Kidmore Road even extended remains one of the smallest houses along this section of Kidmore Road, in terms of: footprint, height volume and width.

With respect to your e-mail Tue 10/11/2020 17:25 *“Having reviewed the information submitted, I have a number of concerns in relation the current proposal in principle relating to the design, physical dominance on the original dwelling and impact on the character of the area and as such will be recommending refusal.”*

With respect recent Planning Approval 151264 at 15 Kidmore Road 13 July 2016 and the points that you have raised: -

- The design, height, scale, and massing are out of keeping with the original house.
 - With respect to recent Planning Approval 151264 at 15 Kidmore Road the original house was demolished. The *“design, height, scale and massing”* of the new replacement house *“are out of keeping with the original house”*
 - HEIGHT: Increased by 39% from 6.7mh to 9.3mh.
 - FOOTPRINT: No.15 Kidmore Road (300m²) is 254% larger than the proposed extended footprint at No.23 Kidmore Road (118.3m²).
 - WIDTH: No.15 Kidmore Road (21.4m) is 216% wider than at No.23 Kidmore Road (9.9m), and 278% wider along the building line.
- The impact on the character of the street and local vicinity.
 - The nature of this area of Caversham, of which Kidmore Road is typical is of varied individual Edwardian houses. With the exception of the terraces and No.23&25 which are a matched pair of detached houses, all of the houses are varied individual Edwardian houses. The only material proposed change to the streetscene is the receding ‘barn hip’ which is insignificant but still very very much in keeping with local character.
 - Recent Planning Approval 151264 at 15 Kidmore Road is an example of *“impact on the character of the street and local vicinity”*.



PHOTO. No.02:

Demonstrates the size and ‘character’ of Planning Approval 151264 at 15 Kidmore Road. Illustrates the ‘non-subservient’ dormers at 9-11 Kidmore Road.

- The development is not subservient to the original dwelling, this is compounded by the proposed roof ridgeline.

FRONT ELEVATION:

- The changes to the front elevation are: (a) the side replacement garage which is set to the rear of the extended property, and (b) the 'barn hip' extension to the roof.



PHOTO. No.03: EXISTING Photograph



PHOTO. No.04: PROPOSED Photomontage showing the proposed 'subservient' receding 'barn hip' set no higher than the existing Dutch gables. This view is from the pavement on the east side of Kidmore Road which is the nearest viewpoint pedestrian from the public

domain. Because of the trees lining Kidmore Road other viewpoints are difficult or impossible.

REAR ELEVATION:

- As most houses of this period the rear of the existing is relatively utilitarian. It has also been spoilt by the addition of an attached utilitarian garage block and carport, and full width rear extension.



- The proposed all-encompassing rear gable is a typical of Edwardian houses and is indeed a rear feature of immediately adjoining neighbour to the south 19-21 Kidmore Road where it is wider and taller than proposed at 23 Kidmore Road (see Google Earth).
- The impact on the original principal architectural features of the dwelling.
 - This is an original unaltered Edwardian house.
 - See above.
- The increase in the amount of proposed fenestration to the rear elevation resulting in increased overlooking of neighbouring amenity.
 - The proposed extended house looks up and down its site in a traditional manner reflecting that of the vast majority of road linear houses in Kidmore Road, Caversham, Reading, Berkshire, the United Kingdom, and probably the rest of the World.
 - The houses in each of these locations will have varied proportions of fenestration relative to their facades.
 - The view of adjacent properties from French doors and balcony is no different than from a window in the same location.
 - This is not a conservation area. A modernist or contemporary house might have a full width and height glass rear fenestration.

- The proportion of fenestration does not necessarily “*result in increased grounds for overlooking of neighbouring amenity*” and is not a reason for planning refusal.
- Failure to demonstrate the impact on amenity in respect of overlooking onto 25 Kidmore Road, the impact on access to daylight, how much shadow would be created, the siting of neighbouring windows and which rooms they serve and the impact of visual dominance due to the scale of the proposed extension on 21 and 25 Kidmore Road.
 - Although the approval 151264 is set further away from 17 Kidmore Road than we are proposing in relation to 21 Kidmore Road (mirror handed semi-detached pair), the 2-storey element was permitted to extend much further back into the site resulting in considerably greater impact. I find it difficult to see how you can argue this point.

TREES:

I agree full that the “*trees are an important part of the character of surrounding neighbourhood hence it needs to be ensured that retained trees are protected and the verdant nature of the site maintained.*”

FRONTAGE TREES:

- The frontage trees are more than 15m and not within falling distance of the proposed development, no development being proposed closer than the main ridge line of the existing house.

REAR TREE (immediately adjacent to the garage block to be demolished).

- This multi-stemmed nature of this tree, its age, and position suggest that it is likely to be self-seeded. The tree and its RPA are likely to be seriously compromised by the existing garage.
- The garage block is between the tree and the proposed rear extension to the house and thus any proposed development is very unlikely to affect the tree any more than the existing garage block already does. The production of an RPA for this tree is not likely to add any value to the judgment of this application.
- The careful demolition of the garage and removal of any ground works is likely to be far more important for the future prospects of this tree and can more appropriately be dealt with by a Arboricultural Protection and Method Statement under a planning condition. This will also cover the protection of the frontage trees during construction.

I look forward to hearing from you.

Best Regards,

R. M. Cutler

CUTLER ARCHITECTS

Copy: Dr. O. FLOSSMANN & Dr. D. O’SHEA.

2020-12-03T READING BC