

## **DELEGATED HOUSEHOLDER APPLICATION REPORT**

**Application No:** 200314/HOU

**Address:** 193 Kidmore Road

**Applicant:** Mr & Mrs Kasozi

**Proposal:** Two storey side extension, single storey rear extension and rear dormer

**Extended Target date:** 28/04/20

**Case officer:** Connie Davis

### **Site Description and Surrounding Area:**

The application property is detached property located on the southern side of Kidmore Road. It is finished in brick at ground level and hanging tiles at first floor level. The site has an attached car port which is set back from the main house, and beyond this a garage. The application site and adjacent neighbour (no. 195) have roughly the same front building line.

The surrounding area is residential. Properties are of varying styles and designs and are a combination of semi-detached and detached. The immediate next door neighbour (no. 195) is the only property in the vicinity which is of the same design as the application site.

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

### **Proposal:**

Planning permission is sought for a two storey side extension, single storey rear extension and rear dormer. The car port and garage are proposed to be demolished.

#### **Two storey side extension**

The extension would have a width of approximately 1.9m, eaves height of 4.5m, maximum height of 6m and would extend to a depth of 9.5m alongside the main house.

It would be set back from the front elevation by 1m and set down from the ridge of the main house by 0.5m. It would have a gable roof to match the existing house which then turns to a catslide towards the rear of the site. Two small roof lights would be inserted at the rear elevation.

#### **Single storey rear extension**

This would be situated near the boundary with no. 191. It would be interconnected with the ground floor element of the proposed two storey extension. It would have a depth of 3.5m, width of 3.5m and a height of 3m. It would have a flat roof with a rooflight.

#### **Rear dormer**

The dormer would measure a width of 4.5m, depth of 2.7m and a height of 2m. It would be set within the roof slope, away from the eaves of the roof and with a fenestration arrangement to match the existing property.

Materials are proposed to match the host dwelling.

**Plans Considered:**

19014-LO-001 - Location Plan  
19014-SU-001 - Existing site plan (block plan)  
19014-SU-002 - Existing Floor Plans  
19014-SU-003 - Existing Elevations  
19014-SU-004 - Existing Elevations  
19014-SU-005 - Existing Typical Section

Received 2<sup>nd</sup> March 2020.

19014-DD- 001 Rev A - Proposed Site Plan (block plan)  
19014-DD-002 Rev A - Proposed Floor Plans  
19014-DD-003 Rev A - Proposed Elevations  
19014-DD-004 Rev A - Proposed Elevations  
19014-DD-005 Rev A - Proposed Section

Received 22<sup>nd</sup> April 2020.

**Relevant Planning History:**

020439 - Two storey rear extension - Application Permitted

**Consultation Responses:**

**Internal Consultation**

Transport - No objections

**External Consultation**

The following addresses were formally consulted via letter on

191 & 195 Kidmore Road  
61 & 63 Silverthorne Drive

A site notice was also sent to the agent on 9<sup>th</sup> March 2020.

One observation was received which raised the following concern:

- 1) Proximity of the two storey side extension to the shared boundary resulting in a terrace effect which is considered uncharacteristic of the road

- 2) The three side windows, due to their proximity to the shared boundary, would be contrary to the building regulations - Part B4 (fire separation) and the flue would be contrary to Part J (discharge of products of combustion).
- 3) Due to the previous owner of 193 reconstructing their drive, rainwater was left to discharge on to the garden of no. 195. Should any extension be allowed to this property we would ask if a planning condition could be included for a scheme of adequate rainwater drainage for house and drive to be submitted and approved by the local authority so this matter can be rectified.

**Officer Comment:** *Point (1) will be discussed as part of the assessment of the application. Revised plans were submitted to reduce the width of the extension from 2m to 1.9m in response to this comment (width of a brick). Points (2) and (3) would be subject to Building Control approval. Planning applications do not consider building control requirements as specified in point (2). However, the applicants have re-located the proposed flue and stated side windows will only have top openings. With regards to point (3), the applicant has included annotation on the revised plans detailing how surface water drainage will be dealt with - all water from rain water pipes will be directed to a new soakaway located within the curtilage of the applicants land. For further advice on this matter, please contact the Council's Building Control department directly.*

#### **Discussions with applicant/ agent**

The agent was contacted to ask as to whether there would be scope for a purely single storey side element to maintain gapping between the application site and no. 195. The agent advised that a two storey element was a strong requirement of the clients and so did not wish to remove this element. However a small amendment to the width of the side extension was made, and comments raised in the neighbour objection aimed to be addressed, as discussed above.

#### **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 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**

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)

**Appraisal Checklist**

H9 states: An extension to a house will be acceptable where it:

- A. Respects the character of the house in terms of scale, location, materials and design;

To assess this, the following has been considered - would the proposal:

- Detract from the appearance of the original building through the use of ill-matching materials and by not fitting in with the design, scale and proportions of the original building; **NO, the extensions are considered of acceptable size in relation to the main house. The single storey extension has been designed in accordance with the limitations specified in the Deign Guide SPG and has a depth of 4m. The dormer has is considered of acceptable size and is set within the roof slope and away from the eaves of the roof. The two-storey side extension has an element of subservience in terms of being set back and set down from the main house.**
  - Reduce the amount of usable amenity space for the property to an unacceptable degree; **NO**
  - Require the loss of trees in the garden or put significant trees at risk; **NO**
- B. 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;
- & C. Does not present an overbearing impact on neighbours or a large blank façade to public areas

To assess this, the following has been considered - would the proposal:

- Significantly reduce the amount of daylight and sunlight enjoyed by neighbouring properties; **NO**, a line of 45 degrees was taken from the closest first floor window of no. 195. The line was not breached by two storey development. It is also not considered that the extension will cause harm to no. 191 to a substantial degree due to being set off the shared boundary with this neighbour.
- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, Three windows are proposed on the side elevation of the two storey extension which will face on to the side of no. 195. However, it has been specified these will be opaque with restricted top openings. No. 195 does not have any first floor side windows. As such, it is not considered that the extension would result in a harmful loss of privacy. A condition will be attached so that the proposed side windows will have to remain obscure glazed.

The single storey extension has a proposed flat roof, a condition would be attached to the permission preventing this from being used as a roof terrace in the interests of neighbouring amenity.

- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, it is acknowledged that the proposed side extension would reduce the gapping between the site and no. 195 and has been a comment raised through the neighbour consultation. A gap of approx. 1.6m would separate the properties. However, due to the techniques that have been used (ie. setting the extension back from the front elevation and down from the main ridge), it is considered that this will help reduce the appearance of a terrace effect due to not being flush with the existing property. It is not considered that the road has a heavily distinct and uniformed character in terms of property style and spacing that is instantly definable and recognisable. This is due to the mixture of semi-detached and detached properties. On balance, although recognised it would result in an altered relationship between the application site and the adjacent neighbour, it is not considered harmful enough to a degree that would warrant refusal of the application.
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**, materials are to match the main property.

D. Does not result in a loss of biodiversity within garden - **NO**

E. Ancillary accommodation, such as granny annexes, will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately - **NO**

**CC8: states:** Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking; **No**
- Access to sunlight and daylight; **No, as discussed above**
- Visual dominance and overbearing effects of a development; **No**
- Harm to outlook; **No**
- Noise and disturbance; **No**
- Artificial lighting; **No**
- Vibration; **No**
- Dust and fumes; **No**
- Smell; **No**
- Crime and safety; **No or**
- Wind, where the proposals involve new development of more than 8 storeys - **N/A.**

### **Conclusion**

The proposed development would not be harmful to the character or appearance of the site or its surroundings and would not have a detrimental impact on the original building or neighbouring properties. As such the proposed works are considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019) along with the Councils Supplementary Planning Guidance A Design Guide to House Extensions (2003).

### **RECOMMENDATION: GRANT PERMISSION**

#### **Conditions**

1) Time Limit

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

Drawing No:

19014-LO-001 - Location Plan

Received 2<sup>nd</sup> March 2020.

19014-DD- 001 Rev A - Proposed Site Plan (block plan)

19014-DD-002 Rev A - Proposed Floor Plans

19014-DD-003 Rev A - Proposed Elevations

19014-DD-004 Rev A - Proposed Elevations

19014-DD-005 Rev A - Proposed Section

Received 22<sup>nd</sup> April 2020.

**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.

- 3) Matching Materials
- 4) No use of roof
- 5) Obscure glazing to be retained.

### **Informatives**

- 1) Building Control
- 2) Construction and Demolition
- 3) Encroachment
- 4) Terms
- 5) Highways
- 6) Positive and Proactive

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