

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 191877

Address: 119 Kidmore Road

Applicant: Mrs Stimpson

Proposal: Independent log store/garden room. Timber construction with tiled roof

Target date: 20/01/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is a semi-detached property located on the southern side of Kidmore Road. The property is finished in white render and has a large rear plot extending to a depth of approx.40m.

The surrounding area is residential with a mixture of styles of properties; although many in the vicinity are semi detached. Street trees also line Kidmore Road.

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

Proposal:

Planning permission is sought for timber log store/ garden room within the rear garden of the property would measure approx. 6m in width, eaves height of 2.5m and a maximum height of around 4m. It would have two small roof lights.

The outbuilding would be constructed with timber and plain tiles.

Work has already commenced on the development, but has not yet been completed.

Plans Considered:

Proposed Garden Room/ Log Store

Received 20th November 2019

Relevant Planning History:

None.

Consultation Responses:

Internal Consultation

No internal consultees were consulted on this application.

External Consultation

The following addresses were formally consulted via letter on 02/12/19:

113A, 117 and 121 Kidmore Road
5 Uplands Road

In addition a site notice was displayed between 30/11/19 - 21/12/19.

No responses were received.

Discussions with applicant/ agent

Due to the presence of a Blue Cedar close to the development the applicant was contacted to provide further detail regarding the construction method. The following response was provided:

“The blue cedar in question is 20 years old. The outbuilding currently has only the framework in place with no pitched roof timbers or cladding. No other work has been undertaken.

The vertical wooden posts of the framework are attached to 100mm x 100mm x 1.2m concrete support posts that have been hand dug in 300mm x 300mm x 450-500mm deep holes. No roots were encountered. The proposed log store will not have a formal floor to store logs. The proposed garden room is located over an area of existing 3 paved steps which will be removed and replaced with a concrete floor. These steps and their foundations which originally fronted an enclosed garden seat were constructed at a lower level than the base of the tree and prior to the tree being planted. The proposed floor of the garden room will replace the existing hard surface.”

The Natural Environment Officer was satisfied with this response and recommended an informative, which has been included.

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
H10 Private and Communal Outdoor Space

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**
 - 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**, a **Blue Cedar Tree** is located at the rear of the site, but plans illustrate this is to be retained. The tree is not protected by a TPO. See commentary above.
- 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**, the outbuilding is at the rear of the garden, and therefore is situated some distance from neighbouring properties. It is not considered that the outbuilding would adversely affect the amenity space of adjacent properties, nor the rear plot of the property at the back of the site (5 Uplands Road) due to these properties also having substantial gardens which would not be encompassed by the outbuilding.

The outbuilding is also to be set off all boundaries by around 1m. A 1.8m high fence also surrounds the property which will help to reduce the impact of the development to neighbours.

It is acknowledged the outbuilding itself is quite substantial in height, but for these reasons it is considered acceptable. No representations have been received by neighbouring properties.

- Invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO**, two small rooflights are proposed on a side elevation, but these are not considered to cause overlooking to neighbouring properties due to their placement in the roof.
- Detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**, materials are considered acceptable (timber boarding and plain tiles) given the outbuilding is in the rear garden, and cannot be viewed from the street.
- Detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO**

- 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, a condition would be attached to the permission preventing the outbuilding to be used as a separate dwelling, and should be used as ancillary to the main dwellinghouse.**

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**
- 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 CS7 (Design and the Public Realm) of the Reading Borough Local Development Framework Core Strategy (2008), DM4: Safeguarding Amenity and DM9: House Extensions and Ancillary Accommodation of the Sites and Detailed Policies Document (Oct 2012) and 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:

Proposed Garden Room/ Log Store

Received 20th November 2019

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) Materials as specified

4) Ancillary use

Informatives

1) Building Control

2) Construction and Demolition

3) Encroachment

4) Terms

5) Positive and Proactive

1HA