

## **DELEGATED APPLICATION REPORT**

**Address:** 113b Kidmore Road

**Application No:** 191093 / HOU

**Proposal:** Proposed single storey rear extension and an ancillary outbuilding

**Applicant:** Mr L Cook

**Date received (valid from):** 04/07/2019

**Target Decision date:** 29/08/2019

**Case officer:** Tom French

### **1. Site description and Surrounding Area**

The application site contains a two storey semi-detached dwelling on the west side of Kidmore Road. The site is a corner plot on the junction of Kidmore Road and Ashcroft Close. The application building includes an existing flat roof rear extension and a hipped roof rear conservatory.

The surrounding area is predominantly residential however there is a garage to the rear (west) of the application site and a pub nearby to the south. The area is characterised by semi-detached dwellings of varying style and design.

### **2. The Proposal**

A householder planning permission is sought to demolish the existing conservatory and flat roof rear extension and erect a 6m single storey rear extension. A pitched roof outbuilding with a depth of 5.5m, width of 3m, maximum height of 3.3m and eaves height of 2.3m is also proposed to the rear of the garden.

### **3. Consultation**

Neighbours consultation:

No.s 113, 113A & 113C Kidmore Road and 2 Ashcroft Close have been notified of the application and a site notice has also been displayed at the site.

No responses have been received.

### **4. Plans and Documents Considered**

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- 01 - Existing ground floor and roof plan
- 02 - Existing elevations
- 03 - Proposed ground floor and roof plan
- 04 - Proposed elevations
- 05 - Proposed Outbuilding plan and elevations
- 06 - Proposed Block Plan

- Site Location Plan

As received: 05/07/2019

## 5. Relevant Planning History

182157 - HOU - Proposed single storey rear extension - Application Permitted

141703 - HOU - Two storey, part storey, rear extension - Application Permitted

880212 - Second storey pitched roof side extension above existing garage - Application Permitted

## 6. 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.

## 7. Relevant Planning 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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

The '*National Planning Policy framework*' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

## 8. Relevant Policies

The application has been assessed against the following policies:

### National

National Planning Policy Framework;

National Planning Policy Guidance;

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

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

## **9. Appraisal**

### Design, impact on the host dwelling, character of the area and street scene

The rear extension proposed is identical to that permitted (but not yet implemented) by application 182157. As previous planning determinations are a material planning consideration due weight has been afforded permission granted by application number 182157 in reaching the conclusions stated below. The proposed elements of the current scheme (single storey rear extension and outbuilding) have been assessed below in turn.

#### **Rear extension:**

Given the corner nature of the application site, the proposed rear extension would be visible from the street scene along Ashcroft Road. Considering the existing built form and massing of the existing extension and conservatory (that are proposed to be demolished and currently project 7.5m from the original rear elevation of the dwelling), the proposed 6m rear extension would not appear significantly out of character with the host dwelling or surrounding area. Whilst the proposed extension has a depth greater than the 4m suggested in the SPG; given the extent of the existing extensions, the scale of the host dwelling and size of the rear garden, 6m is considered appropriate in this specific instance.

The extension would project 1.5m less from the original rear elevation than the existing extensions and with materials to match existing and appropriate roof form, is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

#### **Outbuilding:**

The proposed outbuilding would be located at the rear of the application site alongside the northern boundary. It would be relatively modest in scale having a maximum height of 3.3m, an eaves height of 2.3m and floor area of 16.5m<sup>2</sup> (especially when considered in relation to the scale of an outbuilding that could be erected without planning permission through utilisation of permitted development rights). The proposed outbuilding is considered to respect the character of the host dwelling and surrounding area in terms of scale. It is proposed that the outbuilding would be finished with grey roof tiles to match the existing roof and timber walls. This is considered to be consistent with the 'shed like'

form and appearance of the proposed outbuilding. As such the proposal is considered to satisfactorily integrate with the character of the host dwelling and surrounding area.

Considered in its entirety, the proposed development is not considered to be excessive in scale such that it would be detrimental to character or appearance of the application site or surrounding area.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would accord with Policies CS7, DM9 and DM10.

#### Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed extension are 113c Kidmore Road and 113a Kidmore Road, located to the north and west of the application site respectively.

The proposed extension would be set off the common boundary by a modest 0.1m. However, the proposal would have an eaves height of 2.5m and includes the demolition of the existing flat roof rear extension (projects 4.2m from the original rear elevation and abut the boundary) and conservatory (projects 3.3m from the rear elevation of the existing extension and is set off the common boundary by 0.4m). As such the proposal would represent a reduction in built form adjacent to the boundary and is considered to represent an improvement to the existing situation in terms of loss of light and overbearing.

Further, the proposal is for a single storey rear extension with no side facing windows. As such there would not be any significant adverse effects in terms of privacy or overlooking.

The proposed rear extension would be located approximately 20m from the side elevation of no.113a (garage). As such it would not affect amenity at 113a.

The proposed outbuilding would be sited within 0.2m of the common boundary with no.113c. However, the outbuilding would be single storey with a pitched roof and eaves height of 2.3m and separated from any habitable rooms at 113c by approximately 15m. As such it is considered that the proposed outbuilding would not have any significant detrimental impacts upon the living environment of the occupiers of no.113c.

The proposed outbuilding would abut the common boundary with 113a Kidmore Road. It is considered that as the proposed outbuilding would be relatively modest in scale, would be sited alongside the side elevation of 113a and that as 113a is not in a residential use; there would not be an undue impact on amenity in respect to no.113a.

The proposal would accord with Policy DM4.

## Other Issues

### Ancillary nature of the outbuilding

The application form specifies that the outbuilding will be ancillary to the main dwelling and the floor plan denotes a summer house is proposed. Policy DM9 states that ancillary accommodation will be acceptable where it would not be capable of operating as a separate dwelling which could be let or sold separately. Given the limited size of the outbuilding it is not considered suitable as separate accommodation, but owing to its location within the rear garden of a corner plot (thereby having the possibility of being separately accessed in the future), it is considered reasonable and necessary to include a condition detailing that it shall solely be ancillary accommodation to the main dwelling.

### Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

### Previous planning determinations

Whilst each application must be assessed on its own merits against all relevant planning policy, previous planning determinations are a material consideration in assessing planning applications. Application 141703 related to a part single store part two storey rear extension at this site. The planning permission was granted but not implemented. In assessing application 141703, in relation to the scale of the proposed scheme the case officer noted:

*'The scale of the proposed extension, in terms of height, width, and depth, achieves a proportionate extension. The depth of the rear garden is considered able to accommodate an extension that is 6m deep at ground floor and 4.2m deep at first floor, and the works will result in the reduction of the rear building line'*

It is also noted that the rear extension proposed is identical to that which was permitted (but has not yet been implemented) by application 182157. However that application did not include an outbuilding.

It is considered that the principle of a 6m ground floor rear extension has been established at this site and that the approval of the current application is consistent with the previous planning determination.

## **10. Recommendation**

Grant planning permission, subject to the following conditions:

### **Conditions**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall be:

Rear extension:

White render walls to match existing house, grey roof tiles to match existing house and white uPVC windows and doors to match existing house.

Outbuilding:

Grey roof tiles to match existing house and timber walls.

as shown on the approved plans or documents.

The development shall be completed using the approved materials and details before the building is occupied.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and Policy DM9.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No.:

- 03 - Proposed ground floor and roof plan
- 04 - Proposed elevations
- 05 - Proposed Outbuilding plan and elevations
- 06 - Proposed Block Plan
- Site Location Plan
- Block Plan

As received: 05/07/2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

4. The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the principal dwelling, 113b Kidmore Road, as a dwellinghouse.

Reason: To accord with the terms of the application, and to ensure that separate occupation of the extension/building would not detract from the amenities or living conditions of neighbouring residential properties (or the character of the locality) in accordance with Policies DM9 and DM4.

### **Informatives**

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission

may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:  
<http://beta.reading.gov.uk/environmentalprotection>
4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the statutory time period.