

DELEGATED APPLICATION REPORT

Address: 113b Kidmore Road

Application No: 182157 / HOU

Proposal: Single storey rear extension

Applicant: Mr L Cook

Date received (valid from): 08/12/2018

Target Decision date: Originally 04/02/2019, but an extension of time was subsequently agreed until 20/03/19

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.

3. Consultation

Neighbours consultation:

No.s 113, 113A & 113C Kidmore Road and 2 Ashcroft Close have been notified of the application (some required addresses were inadvertently not consulted originally and were therefore consulted on 25th February, expiring on 18th March) 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
- Site Location Plan

- Block Plan

As received: 10/12/2018

5. Relevant Planning History

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;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

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

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 far 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.

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 property potentially affected by the proposed extension is 113c Kidmore Road, located to the north of the application site.

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 proposal would accord with Policy DM4.

Other Issues

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 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 match those of the existing building.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

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
- Site Location Plan
- Block Plan

As received: 10/12/2018

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

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 agreed extended time period.