

DELEGATED HOUSEHOLDER APPLICATION REPORT

Application No: 182130/HOU

Address: 138 Kidmore End Road

Applicant: Mr N Parker

Proposal: Single storey rear extension

Case officer: Connie Davis

Site Description and Surrounding Area:

The application site is an extended (see planning history) detached property on the north-eastern side of Kidmore End Road. The site sits on a higher ground level than neighbour no. 140 (a bungalow - which has recently got planning permission to demolish and replace with a two storey dwelling house- ref. 171252 and is under construction). The rear garden also has a higher ground level than the host dwelling itself.

The property is not listed, nor in a conservation area.

Proposal:

The proposal seeks to replace the existing conservatory with a single storey rear extension that measures 5.5m in depth and 7.5m in width. A roof lantern will be installed to the flat roof. Two sets of bi-folding doors are to be placed on the rear elevation, along with an additional set (and window) to be located on the western side elevation.

The proposed brickwork, windows and doors are to match the existing property.

Landscaping works are to be carried out at the property (to level the ground) to accommodate the extension.

Plans Considered:

Drawing No.

30718-07 - Block Plan

30718-03 - Existing Elevations

30718-01 - Existing Ground Floor Plan

30718-02 - Existing Roof Plan

30718-06 - Proposed Elevations

30718-04 - Proposed Ground Floor Plan

30718-05 - Proposed Roof Plan

Received 5th December 2018.

Relevant Planning History:

990239 - First Floor rear extension to provide additional bedroom and ground floor rear conservatory - Application Permitted

950512 - Rear Extension part two storey, part one storey - Application Permitted

040214 - Erection of a single storey side extension to dwelling involving conversion of garage for utility purposes - Application Permitted

Consultation Responses:

The following addresses were formally consulted via letter on 11/12/18

136, 140 Kidmore End Road
10 Greenleas Avenue

A site notice was displayed at the property until 9th January 2019.

One response was received from no. 136 Kidmore End Road. The response was an observation and related to the party wall between the properties. The neighbour wished to establish if the proposal would affect the party wall (the party wall is the eastern side elevation of the converted garage).

***Officer comment:** From the proposed plans, there are no changes indicated to the party wall. From a site visit and discussion with the applicant, it was further confirmed that this shared wall will be retained as part of the proposal. The neighbour was also visited as part of the site visit and was notified of this, but also made aware that party walls are not a matter for the council to resolve. Professional legal advice should be sought (along with referring to the Party Wall Act, 1996) if issues arise during construction.*

Internal Consultees

None.

Discussions with agent/ applicant

None.

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;

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)

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

Appraisal Checklist

DM9 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, materials are to match the existing property, with the exception of the proposed flat roof**
- 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 the street as a whole in terms of scale, location, materials and design, and any important existing building line; Respects neighbour's amenities and does not present 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**
- invade the privacy of neighbouring properties through overlooking from windows or balconies; **NO, although side windows and doors are proposed on the western elevation, these are not considered to invade the privacy of the occupiers of no. 140 (once built and occupied) due to the application property being set slightly further back in its plot and due to the change in ground levels.**

Given the orientation of the dwellings within their plots and the sloping garden of the application property (resulting in the fence boundary between the properties increasing with the slope, it is not considered that the privacy of the future occupiers of no. 140 will be compromised as a result of the proposal.

- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design; **NO**
- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing; **NO, the proposal will not be visible from the street**

Although the depth of the rear extension is greater than that typically permissible under the SPD, in the context of the site and the fact the property has a large rear garden (which can therefore accommodate a larger extension), this is considered acceptable in this specific instance.

DM4: Safeguarding Amenity states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties. This has been assessed and it is considered the proposal would not cause a significant detrimental impact to the living environment of any existing or new occupiers or neighbours.

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

Drawing No.

30718-07 - Block Plan
30718-06 - Proposed Elevations
30718-04 - Proposed Ground Floor Plan
30718-05 - Proposed Roof Plan

Received 5th December 2018.

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

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

Red brick to match existing
Grey GRP flat roof
White UPVC windows to match existing
White UPVC doors to match existing

as shown on the approved plans or documents.

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.

Classification: OFFICIAL

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