

DELEGATED APPLICATION REPORT

Address: 29 Kidmore Road

Application No: 180609 / HOU

Proposal: First floor extension with dormers

Applicant: Mr & Mrs Fledman

Date received (valid from): 13/04/2018

Target Decision date: 08/06/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the west side of Kidmore Road. The application property has an asymmetric double gable roof form with an existing south facing first floor side dormer. The application property has an existing single storey rear projection and rear conservatory. The application site includes a rear amenity area approximately 53m deep and 13m wide.

The surrounding area is predominantly residential and characterised by large detached and semi-detached dwellings of mixed architectural styles and design.

The application building is not listed, nor is it located within a conservation area.

2. The Proposal

A householder planning permission is sought for a first floor extension incorporating three additional dormers.

One rear facing gabled dormer window, two south side facing gabled dormer windows and one front facing gabled dormer window are proposed at first floor level. Each new dormer would be 1.7m high and 1.1m wide with a pitched tiled roof to match the existing side facing dormer.

It is also proposed that the existing chimney in the south facing roof slope be removed to facilitate the extension.

3. Consultation

Neighbours consultation:

No.s 27 & 31 Kidmore Road and 34 & 36 Albert Road have been notified of the application and a site notice has also been displayed at the site from the 17th April 2018.

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.:

- 1213/1 - Plans and Elevations as Existing
- 1213/2 - Plans and Elevations as Proposed
- 1213/3 - Block Plan
- Location Plan

As received: 13/04/2018

5. Relevant Planning History

None

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

The proposed first floor front facing dormer and side facing dormers would be visible from the street scene along Kidmore Road. Given the relatively modest scale of the proposed development, it would not increase the footprint of the application property, is considered to respect the character and pattern of the host dwelling and surrounding area in terms of scale.

Whilst the front and side dormers would be visible from a range of locations along Kidmore Road, given the variation in scale, style and design of the properties along the road, combined with the relatively modest scale of the proposed development, existing natural screening from the trees to the front of the property and in the specific context of the application property with the existing side facing dormer; it is not considered that the proposal would be significantly out of character with or harmful to the street scene along Kidmore Road.

The proposed dormers would be of the same scale and style as the existing. With materials to match existing and with the proposed dormers being evenly spaced along the south side elevation, and one centrally located between the double gables to the rear and front elevations, the proposal is considered to respect the character of the host dwelling in terms of design and integrate satisfactorily with the 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 properties potentially affected by the proposed development are nos 27 and 31 Kidmore Road, located to the south and north of the application property respectively.

The proposed dormers are to the south and west of the application property. Given the modest scale of the proposal and that it would not protrude beyond the existing northerly gable; the proposal would not impact upon the amenity of no.31.

With respect to no.27, the proposed development would not increase the footprint of the existing house, would not change the existing gapping to the boundary and would not increase the maximum height of the main house. As such it is considered that the proposal would not have any significant adverse effects in terms of overbearing or loss of light.

The proposal does include the addition of two first floor side facing windows, one located towards the front of the property and one located towards the rear. Due to the staggered building line along this section of Kidmore Road, the forward most of the proposed side facing dormer windows would be positioned in front of the front elevation of neighbouring no.27. As such this dormer would not overlook any private amenity spaces or areas that are not readily viewable from the public highway. It is therefore considered that the front most side dormer would not result in a material loss of privacy.

The rear most proposed side dormer would be sited opposite the existing side elevation of no.27. There is a north side facing window at no.27; however, it does not serve a habitable room. Whilst the relationship between the proposed rearward side dormer window and no.27 would entail a degree of overlooking, it would not overlook the private rear amenity space, nor would the windows of any habitable rooms be visible from the proposed dormer. Given the above and that the existing side facing dormer is centrally located in the roof slope, it is considered that the proposed side facing dormers would not significantly alter the relationship between no.27 and the application site in terms of privacy or overlooking.

It is considered that the proposal would accord with Policy DM4.

Other Issues

Community Infrastructure Levy

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

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:
 - 1213/2 - Plans and Elevations as Proposed
 - 1213/3 - Block Plan

As received: 13/04/2018

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. Work on a loft or roof may affect bats. The applicant will need to consider protected species when planning work of this type. A survey may be needed, and if bats are using the building, a licence may be required. To view specific information regarding bats use the following link:
<https://www.gov.uk/wildlife-licences>