

DELEGATED APPLICATION REPORT

Address: 51 Kidmore Road

Application No: 181263 / HOU

Proposal: Single storey rear and side extension and alterations to existing attic accommodation, incorporating new rear dormer. Resubmission of application 171247.

Applicant: Mr & Mrs Hancock

Date received (valid from): 19/07/2018

Target Decision date: 13/09/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a semi-detached dwelling on the west side of Kidmore Road, to the south of the junction with Oakley Road. The application property has a prominent two storey bay window to the front elevation, a single storey attached garage to the south side, an existing rear conservatory and a single storey lean-to rear projection. The application site includes a rear amenity area approximately 22m deep and 9m wide.

The surrounding area is predominantly residential and characterised by detached and semi-detached properties of varying scale and design.

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

2. The Proposal

A householder planning permission is sought to demolish the existing rear conservatory and erect a flat roof rear extension. A hip to gable roof extension is also proposed with double pitched rear dormer extension.

The rear extension would project 3.5m beyond the original rear elevation of the application property (1.3m beyond the existing rear elevation of the conservatory) with a flat roof 3m high.

The loft extension would include a hip to gable extension and a rear dormer extension. The dormer would have an m-shaped double pitched roof and would be set back from the eaves by 1m when measured along the roof slope. The dormer would be set off the boundary with the adjoining no.53 by 0.3m.

3. Consultation

Neighbours consultation:

Neighbours have been notified of the application and a site notice has also been displayed at the site from the 25th July 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.:

- 18/KRC/01 - Existing Ground Floor Plan
- 18/KRC/02 - Existing First Floor Plan
- 18/KRC/03 - Existing Attic Plan
- 18/KRC/04 - Existing East and West Elevations
- 18/KRC/05 - Existing South Elevation
- 18/KRC/06 - Proposed Ground Floor Plan
- 18/KRC/07 - Proposed First Floor Plan
- 18/KRC/08 - Proposed Second Floor Plan
- 18/KRC/09 - Proposed East and West Elevations
- 18/KRC/10 - Proposed South Elevation
- 18/KRC/11 - Proposed North Elevation
- 18/KRC/12 - Proposed Site and Location Plans

As received: 19/07/2018

5. Relevant Planning History

171247 - HOU - Single storey rear and side extension and alteration to existing attic accommodation, incorporating new rear dormer - 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

The hip to gable extension would be visible from the street scene along Kidmore Road. As there is a range of styles and designs of properties along Kidmore Road and considering the application property is set back from the road by 6m; the proposal is not considered significantly out of character with the host dwelling or surrounding area. It is also noted that the proposed hip to gable extension could be undertaken without planning permission under permitted development rights and could already be implemented at the site by virtue of planning permission 171247.

Whilst the proposed dormer would have a width almost the full width of the roof, it would be set back from the eaves by 1m when measured along the roof slope and the double pitch roof form softens the impact and is considered preferable to a large box design.

The single storey rear extension would project a modest 1.3m beyond the existing rear conservatory and to be made with materials to match the existing house and a flat roof, 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 properties potentially affected by the proposed development are no.s 49 & 53 Kidmore Road, located to the south and north of the application site respectively.

Regarding no.49, combining the relatively modest increase in the footprint of the application property, the 12m separation distance between the proposed development and any habitable rooms at no.49 and the detached garage at no.49 being between the proposal and the main house at no.49; and it is considered the proposal would not result in any significant detrimental impact in terms of overbearing or loss of light.

One south side facing window is proposed in the rear extension however it would be at ground floor level and set off the boundary with no.49 by 10.5m. A roof light is also proposed in south facing roof slope of the dormer extension. Given the above and the high level nature of roof lights, it is considered that the proposal would not result in any significant overlooking impact or loss of privacy to the current or future occupiers of no.49. However, a side facing window is proposed to serve the stair as part of the hip to gable extension and a condition will secure this as obscure glazed / non opening to a minimum height of 1.7 metres above the internal floor level and this shall be permanently maintained thereafter as non-opening and obscure glazed.

With respect to the adjoining neighbour, no.53, the proposed rear extension would be single storey and would not project beyond the existing rear extension at no.53. The proposed hip to gable extension would be to the south of the application property and the dormer would be set back from the existing eaves by 1m (measured along the roof slope). As such the proposal is not considered to have any significant adverse effects in terms of loss of light or overbearing.

The proposal would not result in any north facing side windows and as such is not considered to have a detrimental impact in terms of privacy or overlooking upon the amenity of no.53.

As a flat roof is proposed it is considered necessary to include a condition that this shall not be used as a terrace, to prevent overlook/noise/disturbance to all immediate neighbours.

Subject to condition, the proposal would accord with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Application 171247

This application is a resubmission of application number 171247 that was granted 26/09/2018. The current proposal is similar in terms of scale, location, design, materials and impact to application number 171247. Whilst all planning applications are assessed on their own merits against all relevant planning policy, previous planning decisions are a material consideration in determining an application. As such due consideration has been given to the outcome of the previous application at this site (171247) in reaching the recommendation stated below.

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.:

- 18/KRC/06 - Proposed Ground Floor Plan
- 18/KRC/07 - Proposed First Floor Plan
- 18/KRC/08 - Proposed Second Floor Plan
- 18/KRC/09 - Proposed East and West Elevations
- 18/KRC/10 - Proposed South Elevation
- 18/KRC/11 - Proposed North Elevation
- 18/KRC/12 - Proposed Site and Location Plans

As received: 19/07/2018

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

4. The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) before the first occupation of the attic roof (second floor) extension hereby permitted, the side facing staircase window(s) and en-suite bathroom roof light shall be non opening and fitted with obscured glass to a minimum height of 1.7 metres above the internal floor level and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: In order to prevent harmful overlooking to the neighbouring property, in accordance with Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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.