

DELEGATED APPLICATION REPORT

Address: 170 Kidmore Road

Application No: 181439 / HOU

Proposal: First floor extensions to existing dwelling

Applicant: Mrs B Blecher

Date received (valid from): 15/08/2018

Target Decision date: 10/10/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a chalet bungalow style property on the east side of Kidmore Road. The application site includes a rear amenity area approximately 55m deep and 9m wide. Off road parking is provided to the front of the application property.

The surrounding area is predominantly residential and in the immediate vicinity there are dwellings of a similar design and scale to the application property whilst more broadly Kidmore Road is characterised by large detached properties of varying scale and design.

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

2. The Proposal

A householder planning permission is sought for a first floor extension incorporating three side dormers. Two dormers are proposed in the north side roof slope that would be set back from the eaves by 0.5m (when measured along the roof slope and would be set down from the ridge of the main roof by 0.5m. During the course of the application the size of these dormers have been reduced. One dormer is proposed on the south roof slope that would be set back 1.2m from the eaves (when measured along the roof slope) and set 1m down from the ridge of the main roof. There is an existing dormer in this roof slope, so technically this is an enlargement of an existing dormer at this point.

A Juliette balcony is also proposed at first floor level in the rear elevation.

3. Consultation

Neighbours consultation:

No.s 168 & 172 Kidmore Road and 48 & 50 Hunters Chase have been notified of the application and a site notice has also been displayed at the site from the 11th September 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.:

- BA 0115 01 - Existing Plans & Elevations

As received: 14/08/2018

- BA 0115 11 A - Site and Location Plan
- BA 0115 10 A - Proposed Plans & Elevations

As received: 11/10/2018

5. Relevant Planning History

180745 - HOU - Demolition of existing conservatory, erection of new single storey rear extension - 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

Being in the side roof slopes, the proposed dormers would be visible from the street scene along Kidmore Road. Each dormer would be set back from the eaves and set down from the ridge of the main roof; as such they appear subservient and are considered to be of a scale that is appropriate to the host dwelling. Combining the scale of the proposed dormers, the massing of the existing dormer that would be replaced by this application and the existing predominance of dormers in the vicinity; the proposal is not considered to be significantly out of character with the character of the host dwelling or wider street scene.

The proposal would not increase the footprint of the existing dwelling and would be made with external materials to match the existing. Each proposed dormer would have a hipped roof with a pitch to match the main roof. As such the proposal is considered to integrate satisfactorily with the character of the host dwelling and visual amenity of the surrounding area.

The proposed Juliette balcony would be to the rear of the application property and therefore would not be visible from the street scene. The proposed balcony is considered to respect the character of the host dwelling and surrounding area in terms of scale, materials, location and design.

The proposal would not increase the footprint of the existing house and as such 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 accords with Policies CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposed development are 168 Kidmore Road and 172 Kidmore Road, located to the south and north of the application site respectively.

With respect to no.168, the proposed dormer in the southern roof slope would be relatively modest in scale, set back from the existing side elevation by 0.6m and set down from the ridge of the main roof by 1m. As such it is not considered to have any significant detrimental impact in terms of loss of light or overbearing.

Further, no windows are proposed in the south side dormer. As such it would not result in any loss of privacy or have any implications regarding overlooking.

With regards to no.172 the proposed dormers would be set off the common boundary by 2m and would not exceed the height of the existing roof. As such it is considered that there would not be any significant adverse effects from the proposal in terms of loss of light or overbearing.

Four north side facing are proposed in the side elevations of the dormers. The rear most of these would serve a bathroom and hallway and as such it is considered necessary to attach a condition stating that they shall be of obscured glaze and non-opening below 1.7m of floor level, in order to protect neighbouring amenity. The front two windows would serve a bedroom. Whilst the windows would be located at first floor level, it is considered that as the neighbouring no.172 is also a chalet bungalow with no south facing windows at first floor level (there is a roof light however the windows in question would be significantly forward of it), the proposed dormers would not result in a material loss of privacy or significant overlooking impact for the occupiers of no.172.

The proposal accords 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:

BA 0115 11 A - Site and Location Plan

BA 0115 10 A - Proposed Plans & Elevations

As received: 11/10/2018

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

4. 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) the proposed first floor north side facing bathroom window and first floor north side facing stairway window shall be *non-opening and glazed with obscure glass* on parts below 1.7m as a minimum when measured from the floor level of the respective rooms, before occupation of that room, and shall be permanently maintained thereafter as non-opening and obscure glazed.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4 and DM11.

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.