

Supporting Application Statement
HOUSEHOLDER APPLICATION FOR A REAR GROUND &
FIRST FLOOR EXTENSION WITH LOFT CONVERSION
AT 332 KIDMORE ROAD, CAVERSHAM HEIGHTS,
READING RG4 7NG

Client: Mr & Mrs. Van Tongeren

Date: May 2018

Job no: 057_PA_v1



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Revision	Summary of Changes	Date	Rev By	Chkd By

Desk Top Publishing and Graphic Design by ADSJ Associates Ltd

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1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Supporting Statement accompanies a Householder application by the applicant at 332 Kidmore Road, for a rear ground, first floor extension with a loft conversion

The description of development is as follows:

'Householder application for Proposed Ground & First Floor extension with loft conversion'

The aims of this Supporting Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and Local Government.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE's guidance 'Design and Access Statements – How to Write, Read and Use them', the Reading Borough Council 'Local Development Framework Core Strategy' (Adopted 2008), 'Sites and Detailed Policies Document' (Oct 2012), Reading Borough Local Plan (1998), and the criteria highlighted within National Planning Policy Framework especially regarding 'good design' (2012).

1.02 PLANNING POLICIES

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 planning policies in the National Planning Policy Framework (NPPF) – among them the 'presumption in favour of sustainable development'.

Within the Reading Borough Council 'Local Development Framework Core Strategy' (Adopted 2008), the main Planning Policies relevant to the development are:

LDF Core Strategy (Adopted 2008)

- CS7 Design and the Public Realm
- CS18 Residential Conversions

Sites and Detailed Policies Document (Oct 2012)

- DM4 Safeguarding Amenity
- DM9 House Extensions and Ancillary Accommodation

Supplementary Planning Guidance/Documents

- Revised Sustainable Design and Construction SPD (July 2011)
- Revised Parking Standards and Design SPD (October 2011)
- Supplementary Planning Guidance 'A Design Guide to House Extensions' (2003)

2.00 SITE ASSESSMENT

2.01 LOCATION AND MOVEMENT NETWORKS

The application site is a detached property located to the north end of Kidmore Road, Caversham Heights, Reading. The three bed detached property is set back from the highway by a grassed buffer zone and pavement and a generous front garden. The front garden has some peripheral planting offering some screening with a low brick wall adjacent to the footpath. The previous owners maintained the planting quite poorly which will now require some rationalisation.

The Revised parking Standards & Design SPD (2011) shows the site as in 'Zone 3'. Areas within this zone feature a variety of land uses and densities and include some local centres for day-to-day needs. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes. These buses link not only to the Central Core Area, but also zone 2 areas and beyond to major supermarket and local centre facilities. Kidmore Road is a residential road that links to the Caversham Local Centre to the south and is also serviced by the No. 22 Reading Bus. The No. 22 Bus route goes through Reading Town centre and links to the southern district of Lower Earley.

The application site is on Kidmore Road, close to the junction with Gravel Hill and Tokers Green Lane. The site is considered as located within a residential area.

Caversham Heights is located north of Caversham Local Centre and the River Thames. No. 332 forms the end of the line of properties along Kidmore Road, close to the area known as Farthingworth Green. There is a history of gravel quarrying in the area and when this ceased a residential development, Winterberry Way, was introduced to the east of the application site.

Vehicular access is off Kidmore Road with pedestrian access located to both sides of the highway with a grass buffer zone.



Location Plan

There is a mix of dwelling types of varying designs on Kidmore Road to the east, with many that have been extended/altered over the years. To the west is Mapledurham Golf Course and smaller clusters of dwellings linking to Tokers Green Village.

2.02 SITE AND PLANNING HISTORY

The history of the site indicates that there is no planning history for the property. However, the dwelling has had a single storey rear extension in the past which appears to have been kept within the parameters of permitted development. This extension was undertaken without a Certificate of Lawful Development and further enquiries found that there was no Building Regulations application made either. What is known is that this extension has been in existence for over four years, making the extension lawful development.

From a brief review of historical OS maps it would appear that Farthingworth Green was largely undeveloped towards the late 1930's. The Building Condition Survey undertaken April 2017 by Aitchison Raffety made references to building techniques that would be in line with the 1930's. Therefore, the dwelling was probably built mid to late 1930's.

The area has a quiet residential atmosphere, and the properties are set back far enough from the highway so as not to be impacted by the traffic noise. The grass bank adjacent to the highway has two mature Oak trees that screen the frontage view of No. 332, these trees also provide a good noise buffer from the highway.

The property benefits from two off street car park spaces as well as a garage.

It should be noted that No. 334, the neighbouring dwelling to the north, has been extended in the past. More recently this dwelling has been modified culminating in a new roof scape (hip end to gable) with a generous single storey rear extension. No. 330 has also been the subject of a rear single storey extension that gain consent in May 1972.

3.00 Involvement and Evaluation

3.01 INVOLVEMENT

Given the location of the application site, within a residential area, pre-application advice has been sought from Reading Borough Council. Jane Greenway in Planning Technical Support was able to assist with some of the planning histories, whilst Alison Amoah has directed that Householder proposals make reference to the Core Strategy Policies, Sites & Detailed Policies and SPD's as noted on page 3 of this document.

The applicant's wish to carry out the proposals is to allow them to an internal layout fit for contemporary living, and brining up a young family, whilst sensitively altering the external appearance to be complementary to its surroundings. In turn enhancing the character of Kidmore Road and the wider area. The applicant's investment in the proposals will relate to usefulness of the proposal therefore, any amendments will require further consideration in terms of value and viability.

It should be noted that in March 2016 No. 334 Kidmore Road, to the north of the application site, was granted planning permission for the following (Ref: 160011/HOU) – App 1.

'Proposed single storey extension with associated external terrace and enlargement of existing loft conversion'

The above proposal rationalised the ground floor layout and removed the characteristic hipped roof from one side of the pair of semi-detached properties, creating an imbalance. Given the past form of No. 334 the proposed alterations were considered to give a more coherent appearance to the front elevation, and therefore not have a detrimental impact on the character or appearance of the host dwelling or the local area. It should be noted that No. 334 has a lower floor level to that of the application site.

The 1972 permission (Ref: 46945) of No. 330 was for a single storey side and rear extension. The side extension was to encompass the total width of the dwelling and some 5m beyond the rear elevation, however, the implemented scheme shows the garage as stepped back from the host dwelling. Both the rear and extended side accommodation have been built and is the current form of the dwelling. Since No. 330 is at a higher ground level than the application site, the side extension of No. 330 has an overbearing and overshadowing effect on the application site. – App 2.

The proposal looks to minimise the existing overbearing and overshadowing issue whilst taking design cues from No. 334 to harmonise the nature of the built surroundings.

The application site most probably precedes the surrounding dwellings as No. 330 is demised tightly to the boundary, however, the juxtaposition between the two works well.



No. 330 side extension wall considered overbearing

3.02 EVALUATION

The following local and national planning policy and guidance is relevant to this application:

- Reading Borough Local Development Framework Core Strategy, 2008 (altered 2015) – CS7 (Design and the Public Realm)
- Sites & Detailed Policies Document, Oct 2012 (altered 2015)
DM4 – Safeguarding Amenity
DM9 – House Extensions and Ancillary Accommodation
- SPD – A Design Guide to House Extensions (2003)

DM9 states: An extension to a house will be acceptable where it:

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. The materials to be used in the extensions will be selected to match the materials of the existing property whilst the scale and detailing of the proposed hip to gable extension should fit well with the appearance of the existing building and relate to No. 334.

In terms of scale and proportions the proposed works to the rear of the property could be seen to be out of proportion with the scale of the original property. The existing rear extension at the property, combined with the proposed 6.7m deep extension would result in an 8.1m width (not full width), flat roof rear extension and then a further 4 metres of terrace. Given the existing extensions of the immediate neighbouring properties No. 332 is impacted from overshadowing and overbearing from the rear and side extension of No. 330. Therefore, the proposal does not detract from the appearance of the original building but

addresses the scale and proportion of the host dwelling with sensitivity to its surroundings. As such the bulk and proportions of the rear extension would be considered no more harmful to the appearance of the original property than the existing small rear extension. Also, given the change in ground level to the rear of the property it is considered that the proposed external terrace offers a suitable transition from the property to the garden that would not detract from the appearance of the original building.



Rear view of No. 330 & 226 Kidmore Road beyond

- reduce the amount of usable amenity space for the property to an unacceptable degree;

No. There will still be 810.5 sqm (0.2 ac) of garden amenity space retained with the existing landscaping.



Existing view of dwelling from midway of garden

- require the loss of trees in the garden or put significant trees at risk;

No. There are some low-level planting and shrubs that will be removed and replanted. However, considering the size of the garden of the application property and the foliage and hedging to be retained and that the planting is not subject to a TPO, it is considered that the harm caused by the proposed extension would not be sufficient to warrant refusal or securing replacement planting through condition.

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. The application property sits forward of both its neighbours, No. 330 & 334, and as such will retain its prominence on the streetscene. By virtue of its location the application property does cast a shadow over No. 334, however, the separation offered between the existing garages does allow south/west light in the summer months. Furthermore, the position of No. 330 already casts a shadow over the application site and No. 334, therefore, the proposed rear ground and first floor extension will not make the current situation any worse.



No. 332 forward of neighbours

The modest proposals to the existing frontage are restricted to forming gable ends from the existing hipped roof with two rooflights in the main roof. Together with forming gable ends over the existing bay windows, porch and garage doors. It is proposed to create a feature of these gable ends with horizontal cedar cladding. The gable ends will match the existing surrounding properties on the streetscene whilst retaining a feature element to the dwelling.

Whilst the proposed rear single storey extension and terrace will only be at ground floor level, they will result in 9m of rendered wall along the boundary between with No. 330. However, the height of this wall will be considerably lower due to the high existing floor level of No. 330, and therefore any impact will be reduced. On the boundary between No. 330 the proposal follows the existing 3m (PD) extension line and is set away from the boundary to retain separation. The ground floor single storey extension will assist in reducing the overbearing impact of No. 330's side extension. The line of the single storey rear extension is still short of its neighbouring extensions and therefore respects the character and pattern of its surroundings. With regards to the 4m long wall of the terrace which will project beyond the extensions it is felt that as its height has been reduced so that it will be lower than the cill level of the proposed bi-folding rear doors, it is considered that this element will not reduce the amount of daylight and sunlight reaching the neighbouring garden at No. 334, it is considered that this would be no worse than the shading caused by the existing boundary vegetation currently located along this boundary.

The first floor extension will project 4m from the host dwelling and will be approximately in line with the centre of the adjacent dwelling No. 330. No. 330 does not have any habitable rooms along this side elevation, however, the first floor proposal will still allow north light to these windows. No. 334 is built up to the boundary of the application site but the first floor extension will be over 3m away from the boundary, retaining good separation.

Both the ground and first floor external walls are to be rendered (white) which will respect the materials used on the host dwelling.



Rear boundary view with No. 334 Kidmore Road

The loft accommodation within the roof space will utilise the existing and proposed roof. Unlike the flat roof dormers of No. 334 and others in the area it is proposed to use 'shed' dormers that seamlessly blend into the roof and respect the vernacular of the area.

- invade the privacy of neighbouring properties through overlooking from windows or balconies;

No. Given the change in ground level between the application property and its neighbour to the north (No. 334) and that the existing boundary between the two will remain unchanged. The proposed terrace will not extend as far into the garden area as that of No. 334. However, it is considered that as the proposed terrace will be located

4m further into the garden than the rear of the proposed extension, the proposed terrace will only overlook the lower garden of No. 334 and not the more sensitive rear elevation or amenity space immediately to the rear of the property. It is therefore considered that the terrace will not cause a significant detrimental impact on the living environment of the occupiers of No. 334.

There will be a certain degree of overlooking caused by the rear first floor extension and feature gable loft dormer, as is the nature with rear dormers, however it is considered that this would be no worse than that caused by the existing rear windows and therefore should not be a reason for refusal. There are two proposed side windows in the new shed dormers of the proposed loft accommodation. Given that this is in a very high location (overlooking roofs) and over the rear portion of the proposal it is considered that the privacy levels of the immediate neighbours will not be reduced from the current situation.

- detract from the character of neighbouring properties through siting, excessive bulk, ill-matching materials or inconsistent design;

Many of the surrounding residential properties are similar in character, albeit the application is a detached property. With surrounding dwellings being semi-detached properties with hipped roofs. The proposed hip to gable extension would give the application property a connection to the roof scape of No. 334. However, the hip to gable extension is not considered to be more harmful than the proposal granted to No. 334. It is considered that such an extension would be in keeping with the character of the area and an improvement on the existing time expired roof.

The proposed ground floor rear extension will result in 9m of rendered wall along the boundary with 330 Kidmore Road which could be considered excessive and unneighbourly. However, this wall will be 600mm lower than the ground level of No. 330, making the visible height of the rear single storey extension only 2.4m. This will be approximately in line with the existing side extension of No. 330 and therefore its bulk would not particularly increase the negative impact

of their bulk on 330 Kidmore Road. Also, as the height of the side extension wall to No. 330 is higher than the ground level of the application site (some 4m to the eaves) it is considered that the proposed single storey rear extension will not cause an unacceptably detrimental impact on the living environment of the occupiers of No. 330.

- detract from the appearance of the street or area by using ill-matched materials, glazing and detailing;

No. The materials to be used in the development will match those of the existing property and whilst the hip to gable extension will depart from the original roof design, will relate better to the roof design of No. 334, and considered to be no more harmful to the street scene than the existing unbalanced roof of No. 334 and 336.

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.

To assess this, the following has been considered – would the proposal cause a significant detrimental impact to the living environment of existing or new residential properties in terms of:

- Privacy and overlooking;

No. There will be a certain degree of overlooking caused by the rear dormer, as is the nature with rear dormers, however it is considered that this would be no worse than that caused by the existing rear windows and therefore should not be a reason for refusal. It is also considered that the overlooking caused by the side facing dormer windows on the new rear roof will be no worse than that caused by the window on the existing end side gable of No. 334 and therefore also should not be a reason for refusal. The overlooking of the rear of the garden at No. 334 caused by the proposed external terrace is considered to be an insufficient reason for refusal, as this is a less sensitive area of the site.

- Access to sunlight and daylight;

No. The application property is located forward of its neighbours No. 330 & 334 Kidmore Road. Although the 9m rear ground floor extension inside the boundary with No. 330 will be circa 600mm away, it is considered that the impact will be minimal due to the existing ground level differences. The extension will be over 3m away from the boundary with No. 334 and the rear extension will undoubtedly cause a reduction in light to the external terrace and parts of the garden, it is considered that this is unlikely to cause further harm than the existing overshadowing from both the application site and No. 330 Kidmore Road. Given the distance of the proposal from the boundary with No. 334 Kidmore Road it is not considered that this will not reduce light levels to this property.

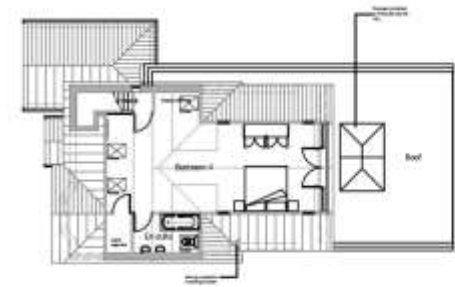
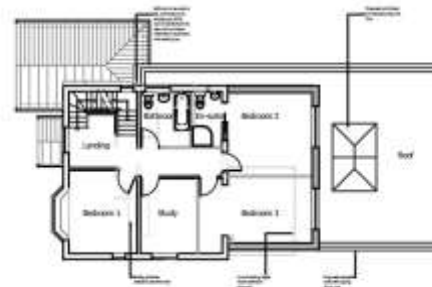
- Visual dominance and overbearing effects of a development;

No. The proposed rear extensions are considered to be no more detrimental in terms of visual dominance and overbearing effects than the existing rear projections of the adjacent neighbours, Nos 330 & 334. The proposed rear ground and first floor extension are not considered to be overly harmful in terms of visual dominance as it will be considerably lower in height than the side extension of No. 330, and over 3m away from the boundary with No. 334. The natural level difference of the site and surrounding dwellings will naturally elevate any rear extension and is considered to be an insufficient reason for refusal.

Revised Parking Standards SPD (Oct 2011)

The site is located within Zone 3, the secondary core area but on the periphery of the Central Core Area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. In accordance with the adopted SPD – Revised Parking Standards Oct 2011, the proposed development would be required to provide parking provision of 2.0 spaces for a 4+ bedroom dwelling. However, the original design of the property does allow for two off street parking spaces and therefore, is in accordance with the SPD.

Proposed G. F, F.F. & Loft Plan Layout



4.00 DESIGN

4.01 PRINCIPLES OF DEVELOPMENT

Reading Borough Council - A Design Guide to House Extensions SPG – (2003), seeks to ensure development is of a high standard of design that can integrate with the character of the area, is also important to achieving sustainable development in the area.

In considering the design of the ground, first floor extension and loft conversion, it should be noted that the proposal is orientated north and does not obscure any light to the adjacent properties. All the properties on the north side of Kidmore Road have rear gardens that fall away from the properties. As the gardens are orientated north the existing form of the dwellings already cast shadows to their respective rear gardens, however, there is good separation between the dwellings.

The impact of the rear ground and first floor proposal to the surrounding properties would be minimal in terms of height and density, as views of the proposal are limited from the highway. The frontages of the neighbouring dwellings will still enjoy southern and western sunlight. The ground floor extension will be lower than the neighbour at No. 330 Kidmore Road, and the first floor extension will not obstruct light to the existing side windows. The boundary with No. 334 Kidmore Road will be over 3m away and therefore, will not be impacted by the proposal.

The ground and first extensions together with the loft conversion will serve to rationalise the external elevations whilst allowing an ordered floor plan layout. The proposals, including the change of hipped roofs to gables, are a positive design enhancement that will be completely in keeping with the character of the area and match the existing vernacular in mass and height. Whilst the proposals will create an increase in the overall floor area, the location of the proposal is in an area that is currently in a poor state of repair, due to the poor maintenance of the previous owner. The proposal will renovate a dwelling that has not been updated or maintained in the last twenty

years or so. In addition, the bulk and mass would be proportionally in keeping with the existing property.

In order to reflect a good design in keeping within the existing residential area, it was considered that a simple rear ground and first floor extension to the existing dwelling would complement and integrate well within the site and surrounding dwellings and would also be sensitive to the existing surroundings. The existing streetscene is complimented by the proposals which make a positive contribution to the character of the area. The massing is appropriate in terms of height, design and appearance. The modest new rear extensions and loft conversion will match the existing dwelling and garage in terms of form, scale and materials.

The design components are discussed in more detail in the following sections.

4.02 ACCOMMODATION

The proposed development seeks to create a rear ground and first floor extension with a loft conversion. The accommodation will provide a w.c., utility, kitchen and dining facilities at ground floor, with extended bedroom accommodation at first floor and a new bedroom at loft level.

The roof ridge line of the existing roof is to retain its prominence on the streetscene with a hip to gable conversion. The new roof to the rear will be at a similar pitch but with a lower ridge line to the host dwelling.



Proposed Streetscene elevation with mature trees to highway

4.03 LAYOUT

The proposed extension will maintain and reflect the principle orientation of the existing dwelling. The accommodation, now rationalised as kitchen, dining and bedrooms, will be easier to access and move through with the existing entrance to the dwelling retained. The proposed rear extensions are to be naturally daylighted with fenestration orientated to the east, south & west.



Existing frontage from highway (no foliage)



Existing view opposite dwelling

4.04 SCALE

The proposal seeks to create a rear ground and first floor extension and loft conversion. Rationalisation of the form of the proposal is to retain a maximum usable floor area within the guidelines of the SPG – A design Guide to House Extensions 2003 allowing the required level of accommodation. The modest new extensions will match the existing materials and reflect an appropriate form and scale to the existing dwelling

The immediate neighbouring properties to the north and south are circa 1930's semi-detached properties of the form and scale appropriate to that period. Many of these properties have been modernised over the intervening years. However, Kidmore Road has the benefit of having differing house types that add to the character of the area. Whilst the site would be visible from surrounding properties, these views are screened by two mature Oak trees that are located in front of the application site adjacent the highway. Whilst the application site can be seen by passers-by, it is not considered that there would be any detrimental impacts or encroachments on the residential amenities presently enjoyed by the occupants of the surrounding properties, in fact, the rear extensions will be less obvious from the highway as they will be obscured from view by the existing trees, ground level difference and surrounding dwellings.



Existing approach to site with proposal illustrated

The northern, southern and eastern boundaries are well contained by the presence of the 2.0m high mature hedge growth and planting to the boundary. The existing eastern boundary is partially built up of brick and block retaining walls which are beginning to show their age, as they are interlaced with planting. The northern boundary adjacent to No. 334 Kidmore Road is partially screened by a mature evergreen hedge which will also obscure views to the site. The proposal will not be seen from within the neighbouring properties due to their orientation and proximity to the site. The eastern boundary treatment will be unaffected and maintain a good level of screening onto the site.



Existing frontage view from Highway (foilage)



Existing view out from site (foilage)

4.05 LANDSCAPING

The existing hard and soft landscaping will be retained and will remain unchanged and therefore form a strong framework which will emphasize the landscape structure within the site. The applicant already prunes and maintains the existing vegetation to ensure healthy future growth.

4.06 APPEARANCE

The design seeks to preserve the character of the existing property whilst using existing building features, where the existing building condition and physical form are a strong element within the streetscene. The modest new rear extensions and frontage enhancements will match the existing in terms of form, scale and materials.

External fenestration has been designed to match in with the existing elevations limiting the impact of the residential features. The resultant juxtaposition between the proposed form and the use of vernacular materials enables the strength of the existing form and design to provide an appropriate and sympathetic visual reference to the characteristics of the existing site and its environs.

4.07 ACCESS

The proposed access to the dwelling will remain as existing from within the site, using the existing point of access and retaining the existing car park spaces. Access to the new rear extensions and loft accommodation will be from within the existing dwelling. With regard to the impact upon highway safety conditions along Kidmore Road it is deemed that no adverse effects will arise from the proposal as no alterations to the existing boundary treatments are proposed.

The proposal will not result in an increased generation of vehicle movements per day, and it is not considered that the development would result in a material impact upon the existing road safety in regard to vehicular movements onto Kidmore Road.



Existing view of tiered garden

5.00 CONCLUSION

The physical extent of the development proposed within this residential location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved.

It is the applicant's desire to create a high quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposed extensions will not give rise to any adverse impacts upon the residential amenities within the mature vegetation currently enjoyed by existing residents within the proximity of the site. The extensions total 99.5 sqm;

- Ground Floor = 60.5 sqm
- First Floor = 24.5 sqm
- Loft Floor = 14.5 sqm

and under 4.1 of Reading Borough Council Community Infrastructure Levy, Guidance for Applicants & Developers, February 2015, the proposal is under 100 sqm and therefore exempt from these charges.

The development will not prejudice highway safety conditions along Kidmore Road or at the junctions immediately adjacent to the property.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the residential environment, and therefore considered to be acceptable and in accordance with policy CS7.

The development therefore complies with national planning guidance and strategic and local planning policies as well as enhancing the character of the area. On the basis of the evidence and justification

set out in this Supporting Statement with the application, it is respectfully requested that this Householder Application be approved and recommended for planning permission.

APPENDICES

Appendix 1



Appendix 2

330 Kidmore Road, Application 46945

