

DELEGATED APPLICATION REPORT

Address: 332 Kidmore Road

Application No: 180830 / HOU

Proposal: Rear ground and first floor extension with loft conversion.

Applicant: Mr & Mrs Van Tongeren

Date received (valid from): 23/05/2018

Target Decision date: 18/07/2018

Agreed Extension of Time: 01/8/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey linked-detached dwelling on the east side of Kidmore Road. There is a significant change in ground levels along this part of Kidmore Road with the ground sloping downwards to the north and east. The application site includes a rear amenity area approximately 80m deep and 10m wide. The application property has an existing single storey rear extension that project 3m with a maximum height of 3.6m.

The application property is set forward of the existing building line along Kidmore Road which is characterised by large semi-detach properties with prominent two storey bay windows.

The surrounding area is predominantly residential although to the north the area quickly becomes rural countryside.

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 part two storey part single storey rear extension and hip to gable extensions to facilitate a loft conversion.

A two storey rear extension 4m deep and 7m wide is proposed with a projecting gable roof set down 0.2m from the ridge of the existing roof. It is proposed that a single storey flat roof extension would project another 4m beyond the two storey extension. The flat roof would have a parapet wall along each side elevation that varies in height, due to the ground level changes, between 3.6m and 4.3m.

Hip to gable extensions are proposed to the main roof to facilitate converting the loft space to a habitable use.

Regarding the front elevation it is proposed to convert the hipped roofs of the bow windows, front porch and garage to gables.

Eight roof lights are proposed and a roof lantern in the flat roof rear extension.

3. Consultation

Neighbours consultation:

No.s 330, 334 and 336 Kidmore Road and 33 Winterberry Way have been notified of the application and a site notice has also been displayed at the site from the 29/05/2018.

Two representations have been received. One letter of support was submitted and one letter of objection. The reason for the objection relate to:

- Inaccurate information provided in the Supporting Application Statement
- The change in ground levels would result in the height of the ground floor extension progressively increasing as it projects further from the rear elevation
- The ground floor extension would end up higher than the kitchen window and garage roof and no.330
- The proposal would have an overbearing impact to no.334
- The proposal would result in a loss of light to the kitchen window of no.330
- The extension would be excessive and unneighbourly
- The development would be to the detriment of the view at no.330
- The ground floor extension would be higher than the side extension at no.330
- The proposal is out of character with the host dwelling and surrounding area
- The extension would result in a sense of enclosure for the occupiers of no.330

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- 001 - Location and Block Plan
- 008 - Street scene Elevations
- Supporting Application Statement - Householder Application for a Rear Ground & First Floor Extension with Loft Conversion at 332 Kidmore Road, Caversham Heights, Reading RG4 7NG

As received: 21/05/2018

- 002 - Existing Plan Layouts & Elevations

As received: 23/05/2018

- 003 Rev. A - Proposed Ground Floor Layout
- 004 Rev. A - Proposed First Floor Layout
- 005 Rev. A - Proposed Loft Floor Layout
- 006 Rev. A - Proposed Roof Plan
- 007 Rev. B - Proposed Elevations
- 009 - Existing and Proposed Rear Sectional Elevations

As received: 17/07/2018

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 hip to gable extensions, being to the front of the application property, would be visible from the street scene along Kidmore Road. As the application property is set forward of the building line, it enjoys a prominent position in the street scene. The application property is a detached dwelling, forward of the building line, in an area

characterised by large semi-detached properties. The proposed gables on the main roof would match the existing roof form of neighbouring no.334 (hip to gable extension granted via application number 160011). As such, whilst the application site does not follow the pattern of the surrounding area, it is considered that the proposal would respect the character and distinctiveness of the host dwelling and would not be significantly harmful to the street scene.

The part two storey part single storey extension would be to the rear of the property and therefore would not be visible from the street scene. The existing 3m deep rear extension would be demolished and the proposed two storey rear extension would project 4m in its place. The single storey element of the proposal would project 4m beyond the rear of the proposed two storey extension. Whilst the proposed extension would project 8m from the rear elevation of the original house, the existing 3m extension would be removed. As such the proposal represents a 5m increase in the depth of the footprint of the dwelling.

The projecting gable of the two storey extension would integrate with the proposed hip to gable extensions and the flat roof follows the pattern of the neighbouring rear extensions. To be made with materials to match existing, the proposal is considered to integrate satisfactorily with the visual amenity of the host dwelling and 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 330 and 334 Kidmore Road located to the south and north of the application site respectively.

The hip to gable extension and alterations to the front elevation would not increase the footprint of the existing dwelling and would retain the existing gap to the boundary. Whilst one additional window is proposed in the side elevation it would serve a landing would be obscured glazed. As such the hip to gable extensions are not considered to have a significant detrimental impact on neighbouring amenity.

With regards to no.330, the proposed rear extension would not project beyond the existing rear extension that abuts the boundary with the application site. Due to the application property being set forwards of the building line the original rear elevation of the application property roughly aligns with the front elevation of neighbouring no.330. Whilst, no.330 as a side facing kitchen window at ground floor level, the two storey rear extension would not protrude past the neighbouring side facing window. It is acknowledged that the single storey extension would result in a reduction of light to the kitchen window, however, the detrimental impact on the living environment at the neighbouring property is not considered so significant as to warrant the refusal of the application on this basis, in this specific instance.

As the application site is to the north of no.330 and the change in ground levels result in the application site being lower than no.330. Combining this with the rear extension not projecting beyond the existing extension at no.330 and it is considered that the proposal would not appear unduly overbearing or result in a significant loss of light.

Further, two roof lights are proposed in the south side roof slope of the two storey extension. Given the high level nature of roof lights it is not considered that these would result in an unacceptable overlooking impact. It is also proposed to enlarge a first floor side facing window. The plans note that the enlarged window would be obscured glaze and non-opening below 1.7m of the internal floor level. As such the enlargement of the window would not have a detrimental impact in terms of privacy. The single storey rear extension would also have two side facing windows. As these would be a ground floor level and of a 'high level slit' design it is not considered that they would result in a material loss of privacy for the occupiers of no.330.

Relating to no.334, the proposed extension would be set 1.9m off the common boundary. Due to the siting of the single storey garage / utility room side projection the habitable rooms at no.334 are set 2.6m off the boundary. The proposed development would also not project beyond the rear elevation of no.334. Due to the change in ground levels across the site the application property is higher than neighbouring no.334. On balance it is considered that the proposed extension would not result in a significant overbearing impact. Whilst the proposal is to the south of no.334, considering the significant gapping and that the side facing windows at no.334 do not serve habitable rooms, it is not considered that the proposal would result in an undue loss of light to the occupiers of no.334.

Two roof lights are proposed in the north side roof slope of the two storey extension. Given the high level nature of roof lights it is not considered that these would result in an unacceptable overlooking impact. Five side facing windows are proposed in the north side elevation of the single storey rear extension. These would be a ground floor level and the extension would not project beyond the existing rear elevation of no.334. As such it is considered that the proposed development would not result in an unacceptable loss of privacy or overlooking impact.

Given a flat roof is proposed, it is considered necessary to include a condition specifying this shall not be used as a terrace, to prevent overlooking/noise/disturbance.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

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

Public consultation response

The majority of the issues raised in the objections from nearby occupiers have been addressed above. It is also noted that some elements have been addressed through the submission of revisions to the original proposals. In relation to other matters, it is noted that whilst due consideration has been given to the specific context and history of the

application site the Supporting Application Statement is not an approved plan and as such it would not be reasonable for inaccuracies within the document to form a reason for refusal. With respect height of the single storey rear extension, the section plan submitted (Drawing No. 009 - Existing and Proposed Rear Sectional Elevations) shows that the proposed single storey rear extension would be 0.1m lower than the existing flat roof garage at no.330. Further, as the proposed rear extension would not project beyond the existing built form at no.330, it is not considered that the proposal would result in an unacceptable sense of enclosure or feeling of being 'boxed in' for the occupiers of 330 Kidmore Road. Finally, it is noted that loss or reduction in the quality of a view is not a material planning consideration and as such cannot be considered in determining this application.

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.:

- 001 - Location and Block Plan
- 008 - Street scene Elevations

As received: 21/05/2018

- 003 Rev. A - Proposed Ground Floor Layout
- 004 Rev. A - Proposed First Floor Layout
- 005 Rev. A - Proposed Loft Floor Layout
- 006 Rev. A - Proposed Roof Plan
- 007 Rev. B - Proposed Elevations
- 009 - Existing and Proposed Rear Sectional Elevations

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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.

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.