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Borthwick

Design :: Build :: Management

Planning, Design and Access Statement

Rev 240717

Replacement Dwelling to;

140 Kidmore End Road

Emmer Green

RG4 8SP

Borthwick DBM

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Introduction

This statement as revised has been produced to accompany the Planning Application which seeks to replace an existing tired bungalow with a double storey, contemporary family home.

With reference to the character of the application site and surrounding area, an appraisal of the prevailing planning policy and issues, and an assessment of the planning issues raised by the previous proposals, this statement sets out why the development is considered acceptable and why planning permission should be granted.

Site Description and Context

140 Kidmore End Road (here on referenced as “the site”) is a detached, single storey red brick residential property on the North Eastern side of Kidmore End Road in Emmer Green.



Front Elevation



Rear Elevation (above) viewed from tiered garden following the clearance of several Fir Trees.

Garden tier retaining walls (Below).





Existing lean-to extension (above).

The existing building sits back off the road, square onto its plot of approximately 680sq/m which is orientated in a North East / South West direction. The plot levels vary up to 4m from front to back leaving a steeply raked, tiered rear garden.

Immediately to the South East (No 138) is a two storey house on a plot raised approx. 2m above the application site.



Immediately to the North West (No 142) is a chalet bungalow which is curiously set at an angle on its plot which sits approx. 500mm below the application site. Due to this angle, the roof line of No 140 interrupts the view at 45 degrees from the recently converted loft area (Application No 07/00801/FUL), contrary to current planning guidelines.



Opposite the site lie two storey semi-detached brick built houses.

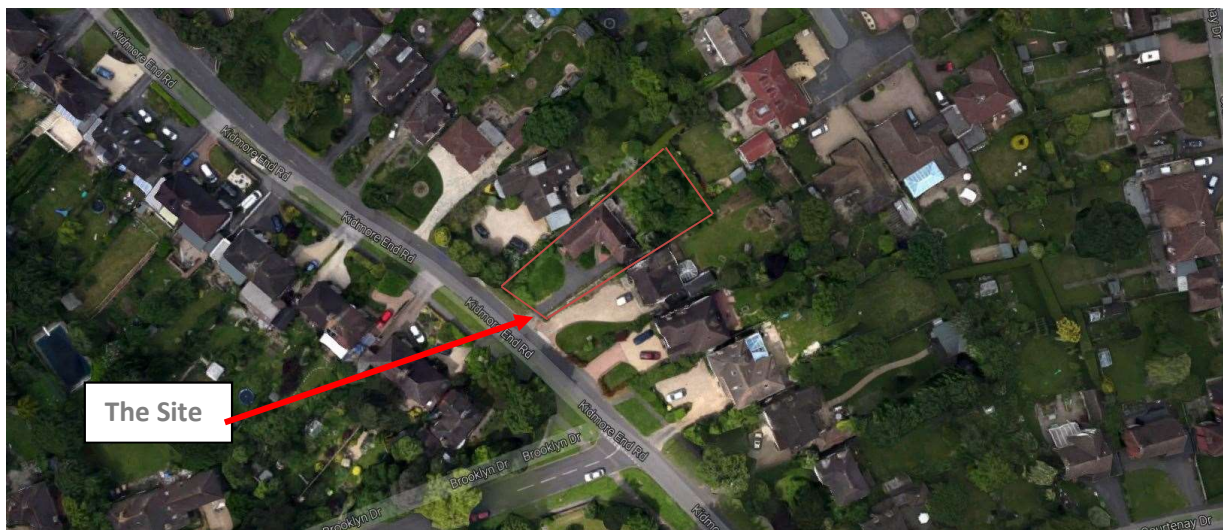


Kidmore End Road is residential around the Site and contains a mix of housing of differing architectural style, heights and age from white rendered two storey houses to red brick chalet bungalows.

This site presently providing the lowest ridge height.

The site does not lie within any areas of special designation as identified within the local Development Plan.

Emmer Green is the northernmost suburb of Reading, Berkshire, 2 miles north of the town, having most of its own commerce, sport and other amenities, Emmer Green has an arbitrary divide with larger Caversham and a border with Oxfordshire, the county in which both places formerly stood.



Aerial view of the site and surrounding buildings (above)

Pre-Application Advice

Following an earlier withdrawn application (No 161803) due to the requirement of a Bat Survey, the opportunity was taken to take some Pre-application advice (No 162020) before re-submitting.

The appraisal was considered under the following headings and the advice in brief was;

a) Design, impact on the host dwelling and character of the street scene

1. Increase in footprint & two storey conversion acceptable in principle
2. Bulk of gable and amount of glazing affect transition between neighbouring dwellings
3. The suggested materials make it prominent in street scene
4. Suggestion to mirror handling with cat slide towards No142

b) Impact on neighbouring amenity

5. 138 not considered to result in any material loss of amenity.
6. Two storey in proximity to boundary and orientation of No142 considered to worsen existing situation
7. Unneighbourly form of development in terms of overbearing impact & loss of light, contrary to Policy DM4 of the Sites & Detailed Policies Doc 2012 (Amended 2015)

c) Impact on highways/parking

8. No objections

d) Ecology

9. Bat survey and mitigation measures required

Conclusion

For the reasons set out above, principally concerns relating to impact of the proposed development on the character of the street scene, and overbearing impact of the proposals, officers would be unable to support an application for the proposed development.

Further Planning Information

A further application (170802) was submitted to try to appease the concerns raised whilst utilising the previous floor plan which the owner was keen to retain. This further application was refused on the grounds the proposal did not satisfactorily overcome the concerns raised and advice supplied in the Pre-App.

It was recognised that the extensions were designed as such so as to minimise the impact on No.142, however, the variety of eaves heights, building lines and arrangements of the several elements proposed would not be cohesive and would have an awkward visual relationship with each other.

The proposed front gable extensions did not integrate well with the main roof, both appearing to compete for dominance with each other emphasising the bulk, and would accentuate the built form rather than aid in a smooth transition between neighbouring properties and to the detriment to the host property. At the rear, the extensions were considered to result in a disjointed and contrived appearance, failing to compliment or relate well to the property.

The roof profiles lacked cohesion and as such the scheme would result in a change from a simple roof profile to an especially complicated roof profile. Consequently, due to the design, overall bulk, massing and scale the proposals would be unduly excessive and would result in a disharmonious architectural composition and not a coherent whole appearing as an incongruous feature within the street scene.

Whilst the flat roof element at the rear is noted, due to the two storey height of the majority of the extension adjacent this common boundary, in such close proximity, it is still considered to result in a visually overbearing impact to the detriment of the occupiers of this property. This would be contrary to Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

It was suggested at the pre-application advice stage that it might be preferable to hand the layout so that the bulk is on the south east side of the dwelling. It is recognised that due to the staggered layout of properties and due to the orientation of No.142 in its plot that the site is tricky to extend/develop. It would appear that keeping single storey along the common boundary may be more appropriate in this instance.

Conclusion

For the reasons set out above, this application was refused.

Design Proposal

The current proposed design was determined by the owners brief, the Pre-application advice above and consideration of the Policies DM4, CS7 and the NPPF. As this application is for a replacement dwelling it was determined policy DM9 is no longer relevant.

The owner's brief;

- i. To provide a family home of 4 bedrooms suitable for a growing family
- ii. To provide a well-insulated and energy efficient home
- iii. To allow access and safe, level playing areas for the children
- iv. A like of modern architecture and character
- v. A functional yet desirable layout

To achieve the brief, the existing bungalow is now proposed to be demolished and replaced with a new Eco timber frame house of two storeys.

The revised scheme has reverted to a single storey element along the boundary with No 142, mindful not to extend further back into the plot and worsen the current built situation. The rear most corner of the proposal almost mimics the existing setup with a hipped roof although the pitch has been reduced to 35 degrees to improve on the existing neighbours sightlines. The second storey was set away from the boundary with No 142 and is deemed to be far enough away as not to have a significant detrimental impact on the neighbouring property.

The bulk of the building has been handed towards the South East (No 138) again mindful the 45 degree sightline is not compromised, and the existing building line utilised.

This revised layout simplifies the overall elevation design and the roof line whilst incorporating a single gable and feature window.

Again the material palette has also been simplified and softened further introducing a red brick plinth to reduce the rendered area. It is considered these features create a quality design that compliments the street scene and therefore meets the requirements of Policy CS7.

The existing building sits at 1.385m from the boundary with No142 at the narrowest point which is to be retained whilst the building as a whole reduced in width by 500mm.



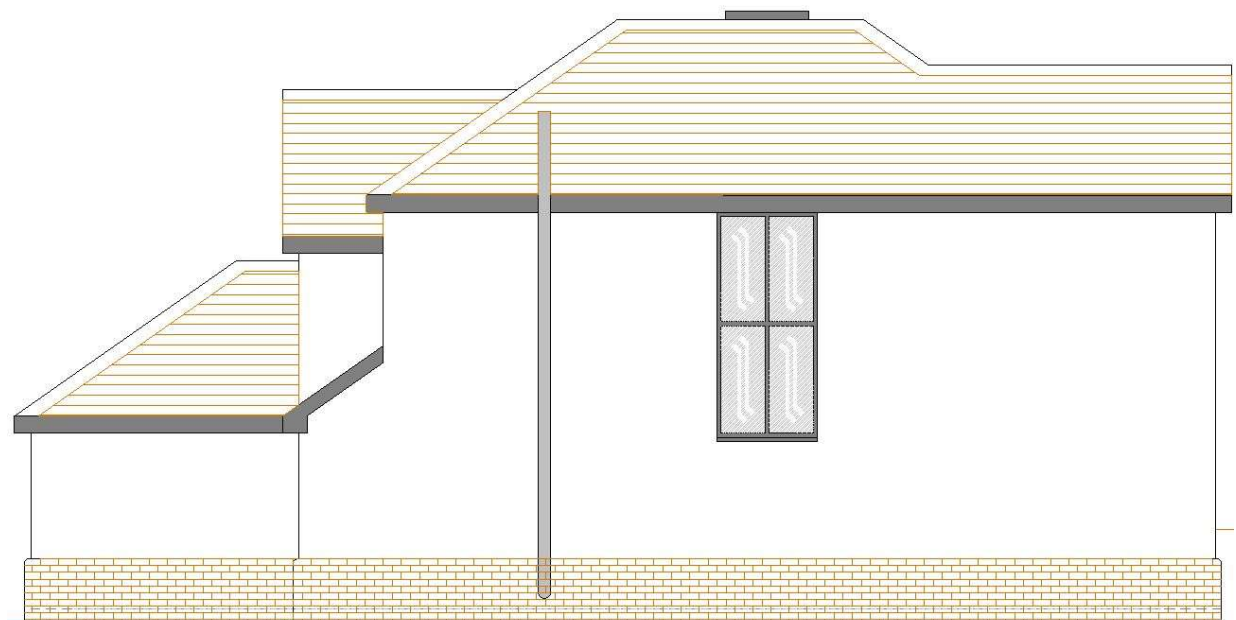
Proposed Front Elevation (above)

Proposed rear Elevation (below)



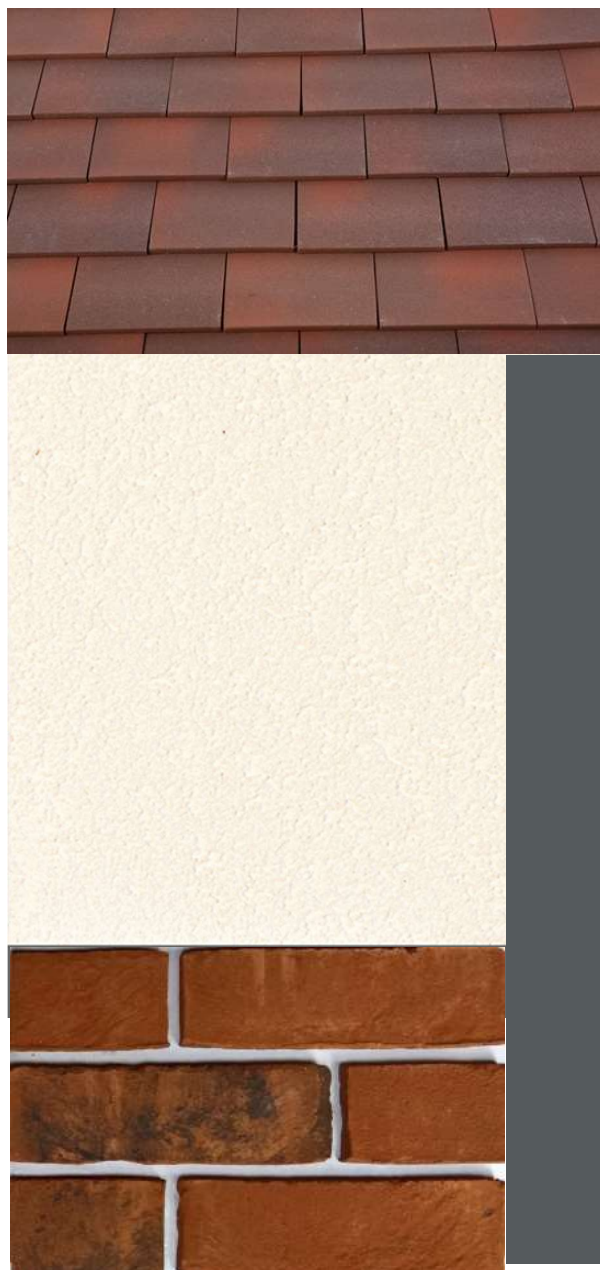


Proposed side Elevations



Materials

- **Pitched Roof Covering** – Marley Eternit Acme Single camber Heather sandfaced roof tile
- **Soffit & Facia** – Slate grey UPVC soffit & facia
- **External Walls** – Ivory render over red brick plinth
- **Windows** – RAL 7015 Slate grey aluminium door and window frames



Extent & Scale

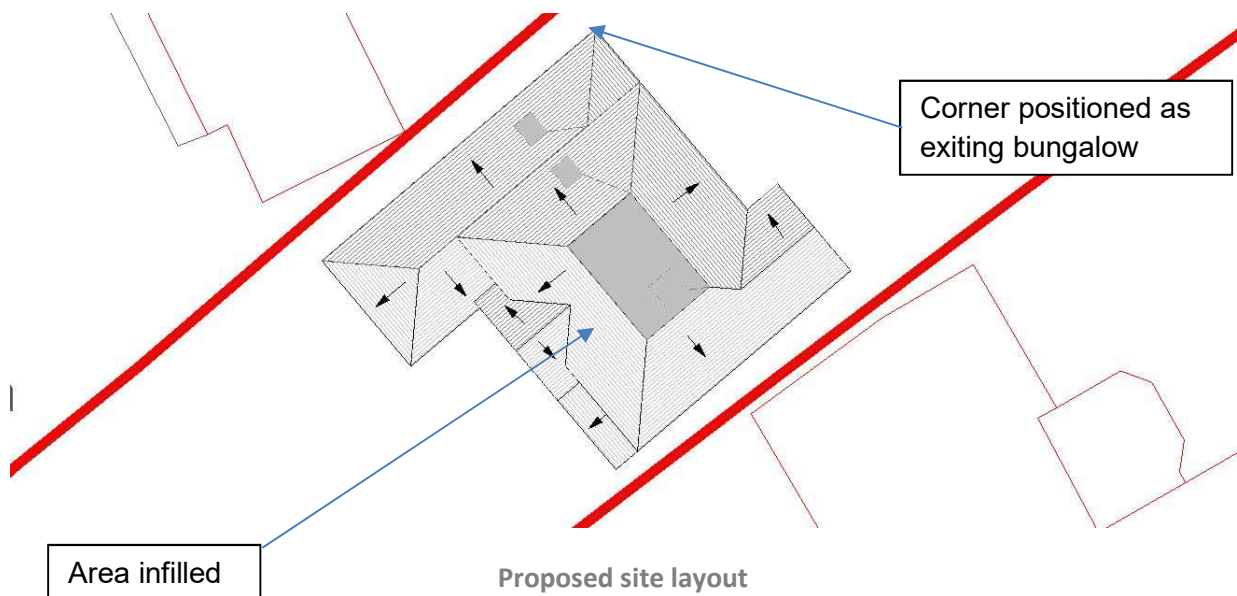
The development proposed would be for a two storey new build dwelling of 4 bedrooms in keeping with local buildings.

The re-designed roof line would provide a smooth transition between the neighbouring ridge heights as shown in the street the street scene below and would be an improvement on the existing situation.



Proposed Street Scene

The overall layout would be slightly narrower than the existing bungalow with the front area infilled.



Pedestrian and Vehicular Access to the site is proposed to be moved and widened to accommodate the change of handing, improve access and increase sightlines.

Landscaping

The site plan illustrates the proposed 10-unit townhome development, a three-story structure with a central courtyard. The building is situated between Block Rd. W. to the north and 17th Ave. to the south. To the west of the building is a parking area with 10 spaces, including a designated accessible space. Landscaping features include a new retaining wall, a new sidewalk, and a new pathway to the side entrance. The plan also shows existing and proposed trees, a new garden area, and a new fence line. Surrounding streets include Block Rd. W., 17th Ave., and 18th Ave. The plan is dated 10/10/10 and includes a north arrow.

Discussion of Planning Issues

The site lies within the built up part of the settlement where a new two storey dwelling of increased footprint is acceptable and in principle.

The bulk of the gable was raised as a concern which has now been reduced as was the transition between the flanking properties which has been addressed by handing the bulk towards No 138.

Impact on No 142 was the biggest concern which has been addressed with the redesign where the upper storey has been moved away from the existing building and a single storey with a shallower pitch than existing 1.3m away from the shared boundary.

Good design is a key aspect of sustainable development and the NPPF seeks high quality design. The proposal has been composed in the light of the NPPF and local advice. Although the proposal has been designed to meet modern design and layout standards it would clearly complement the diverse array of Architectural styles in the area and not detract from the existing dwelling stock in the vicinity. The area is typified by 2 storey housing, which would be provided here. The proposed design and material palette is intended to be contemporary, but has been simplified to complement prevailing street scene and meet the requirements of Policy CS7.

Local Visual / Townscape Impact

The site is not prominent in any vistas or views and occupies a fairly inconspicuous location. Consideration has been given to the new dwelling fitting in with the neighbouring properties and would take an appropriate place in the street, with a smooth transition in ridge height and building line as the street scene included above demonstrates. The level of spaciousness is considered appropriate for this site.

Neighbour Impact & Consultation

The layout has been prepared carefully in order to ensure to provide adequate spatial separation between dwellings for amenity and privacy to all. This revised design incorporates special measures designed to limit impact upon No 142. Amenity standards in the council's residential design guide would be met without worsening the existing situation and provide a decent place to live and play.

No 142 has windows built into the roof at first floor and due to the angle of this building relative to the road, the perpendicular outlook is directed straight into the neighbouring garden of No140 interrupted at the 45 degree sightline by the existing hipped roof. The proposed positioning of the new building would ensure that this situation would not be adversely worsened nor over domineering.

Although the side of the proposed would be visible from No142, the reasonable enjoyment of the upper and lower rooms which include dual aspects, would not be unreasonably impinged upon. No windows would be placed in the proposed side elevation apart from high level Velux roof windows to ensure no feeling of possible overlooking. Being able to see another house does not create planning harm. In this case there is a change from the current situation but the resulting situation would not lead to unacceptable living standards being created. There is no specific guidance in the Residential Design Guide on such relationships but in this case an appropriate relationship would be formed.

Due to the design of the proposed stepped roof approach and shallower roof pitch, the new dwelling would ensure no prospect of overshadowing.

The impact upon No 138 has been considered and due to its height and position, not considered to result in any material loss of amenity.

As part of the redesign process, both adjoining neighbours have been consulted;

Neighbour Comments

No 138 - No comment or complaints with regards to this proposal or previous applications.

No 142 - The owners of No 142 have indicated they are unable to support this proposal which is disappointing given they were happy to support Application No 170802 and specially given this application has been based on the comments received in various forms from the Council and the relevant Policies have been adhered to.

Conclusions

This statement has examined the planning background of the site, the Pre-App advice and the relevant national and local planning policy framework in respect of the proposal. The proposal as revised would be suitably located and would not cause harm to any interests of acknowledged importance. It would represent sustainable development, in line with relevant policies and the presumption should be in favour of the proposal being permitted.

As the NPPF states, "Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."

We believe this application meets the relevant policies and resolves the concerns raised by the Council and is therefore respectfully requested that the application be granted. We are however we are willing to work with the Council during the consultation period and provide minor amendments as necessary to achieve an approval outcome.