

B-DBM

Borthwick

Design :: Build :: Management

Planning, Design and Access Statement

Extensions & Alterations to;

140 Kidmore End Road

Emmer Green

RG4 8SP

Borthwick DBM

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Introduction

This statement has been produced to accompany the Planning Application which seeks to convert and extend an existing tired bungalow to a double storey, contemporary family home whilst increasing insulation levels, introducing more natural light and increase usability of a steep tiered garden.

The existing building is proposed to be extended up on the original footprint, plus the addition of a front two storey extension within the “L”, a new mid height rear access to the first garden tier enabling increased usable garden space plus the addition of a new garden retaining wall which will double as part of the rear ground floor wall.

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).

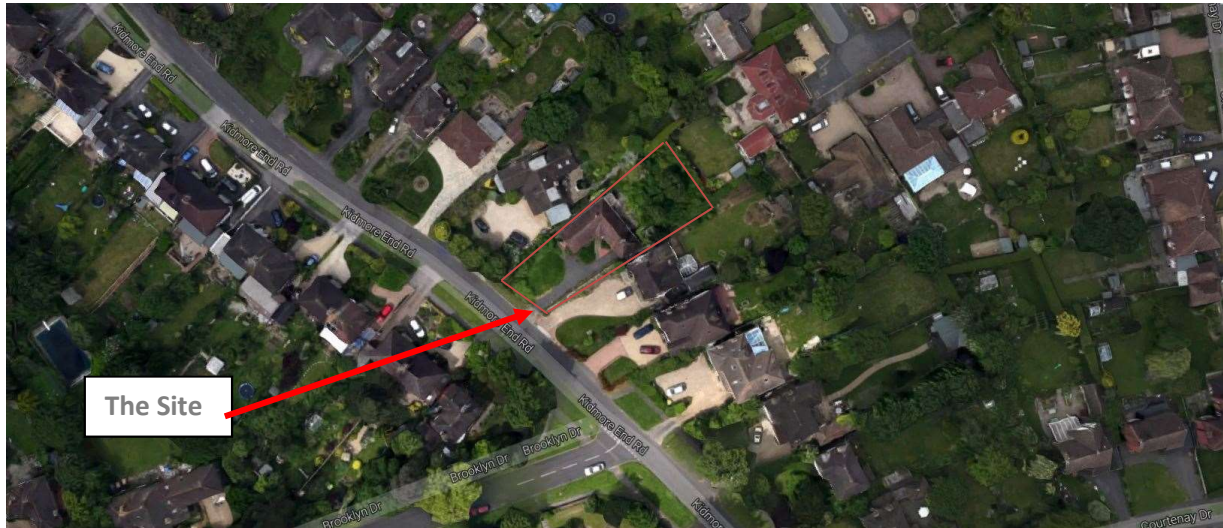
The existing building sits back off the road on a plot of approximately 680sq/m which is orientated in a North East / South West direction. The plot levels vary up to 4m from front to back leaving a steeply raked, tiered rear garden.

The immediate area along Kidmore End Road is residential and contains a mix of houses of differing ages and styles from white rendered two storey houses to red brick bungalows. The heights of these buildings vary, with the dominant type being large 2 storey detached properties and with 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 catslide 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.

Revised Design Proposal

The proposed design was determined by the current owner's requirements whilst mindful of the Pre-application advice above.

The owner's brief;

- i. To provide a family home of 4 bedrooms suitable for a growing family
- ii. To increase the insulation levels of the existing building
- 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 proposed to be extended both upwards and outwards.

Extending up provides the majority of the additional accommodation whilst extending out has been kept within the existing building line.

To address the bulk, glazing, and projected gable transition the glazing has been reduced and a new bay window with separate roof line has been introduced. The existing bay is squared off in keeping with design elements found along Kidmore End Road, while the bay roof sits low breaking up the new gable and visually reducing bulk and aiding transition. The central gable has also been brought forwards in order to reduce the dominance of the left hand gable.

The material palette has been softened for this application introducing a Heather Blend roof tile, Grey Green cladding and off-white render.

Mindful of privacy especially given the sloping site, glazing has been kept to a minimum on the North West and South East elevations with the landing / rear access windows finished with obscure glazing.

Other considerations;

Switching the gable to the opposite side was investigated but due to No 138 sitting further back from the street and the existing trend for gables to be sited on the left along the street it was considered that this would create a design that was juxtaposition to the street so the decision was made to retain its current position. A catslide roof was also investigated but did not provide a suitable design to meet the brief and again it was felt this would be significantly out of keeping with the street scene with no other catslides in the near vicinity.

The existing building sits at 1.385m from the boundary with No142 at the narrowest point with the residential element of No142 over 3.25m from the same boundary. Given these distances, proximity was not deemed to be an issue.

Whilst the roof is proposed to be raised to provide the additional accommodation, the gable adjacent to No 142 has been kept purposefully lower with sloping ceilings internally to reduce the impact on the neighbouring bungalow. To further this and to address to the Pre-app advice Nos 6 & 7 (above), the room to the North West corner has been given a flat roof which improves on the current situation due to the orientation of No 142 which sits askew to the street. Due to this orientation, the Policy guide of a 45 degree sightline within 12m was not achieved whereas with the proposed new flat roof, it is.

The introduction of the flat roof and the revised design of main roof now sits further away from No 142 reducing its bearing.

Additional design elements;

The existing walls and floors are to be insulated to current regulations.

The existing rear garden is unsuitable for a young family, therefore our proposal includes access to the garden over two levels. The first, lower level is proposed to become a courtyard garden accessed from the dining room. The second level accessed mid-level from the staircase landing opening onto a decking area level with the existing first tier of the garden. This will provide a more useful family space.

With this layout, the kitchen window becomes level with the first garden level and continues up to a glazed lean-to roof providing light far into the house and views up the steeply raked garden.

The front includes a covered entrance with a set of patio doors to the family room. This not only provides natural light with shading during summer months, but views over the front garden from the kitchen which in turn provides a safe environment and access to the front for the children.



Proposed Front Elevation (above)

Proposed rear Elevation (below)





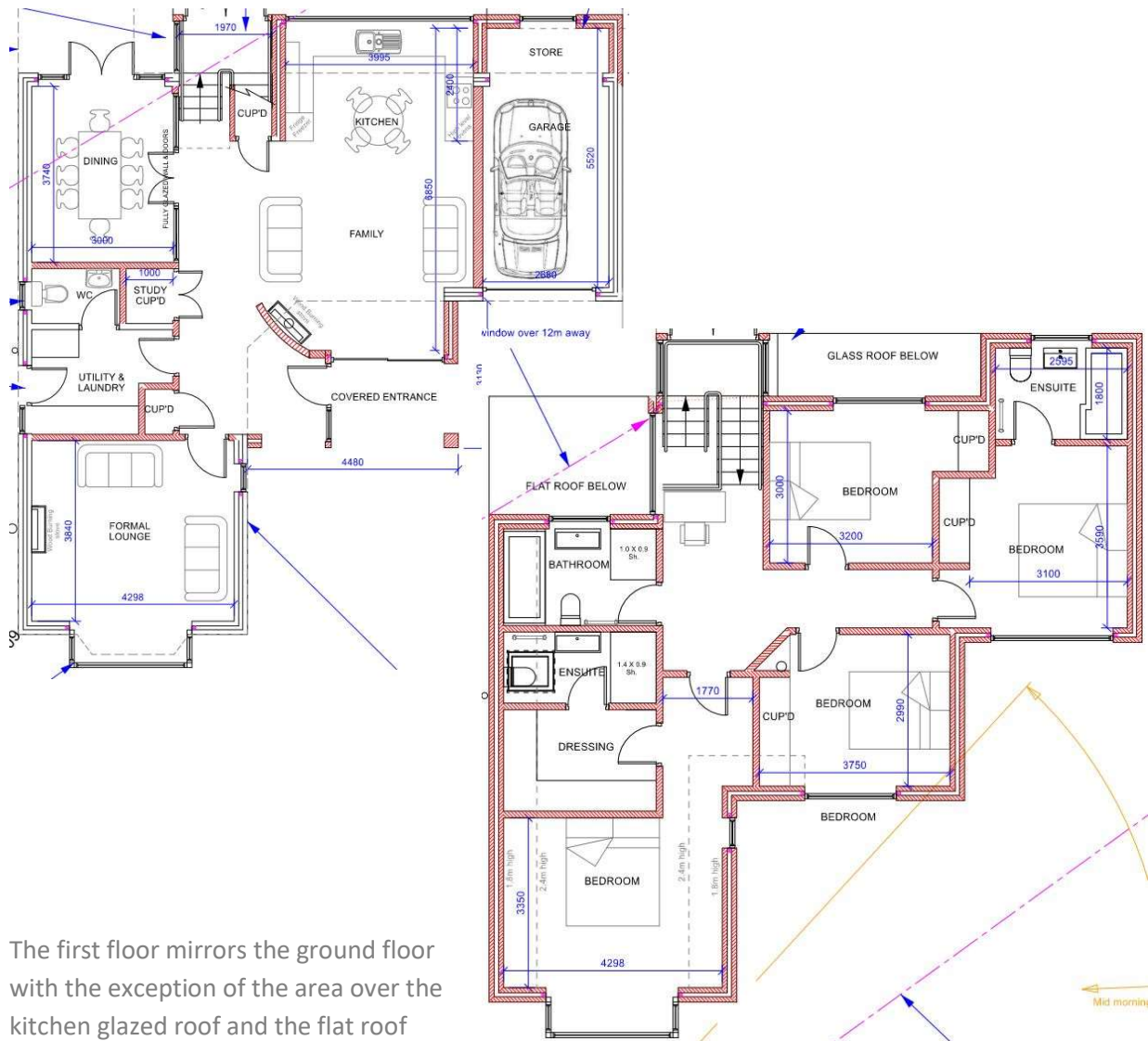
Proposed side Elevations



Extent

The scheme mainly utilises the existing bungalow on the ground floor, extending out within the “L” of the layout which provides a new entrance with cover provided by the overhanging first floor.

To the rear, the staircase landing overhangs the existing ground level and the kitchen and garage store extend out to a new wall doubling up as a garden retaining wall.



The first floor mirrors the ground floor with the exception of the area over the kitchen glazed roof and the flat roof over the dining room.

The roof over the North-West “wing” is kept lower to reduce impact on No 142 with the rooms within incorporating an area of sloped ceiling. The front bedroom will enjoy a vaulted ceiling.

Windows have been placed to avoid loss of privacy and obscure glazing incorporated on North West facing windows.

Materials

The material palette has been softened to lessen the impact on the street scene and neighbours.

- **Pitched Roof Covering** – Marley Eternit Acme Single camber Heather sandfaced roof tile
- **Soffit & Facia** – Slate grey UPVC soffit & facia
- **External Walls** – Marley Eternit Cedral cladding in C06 Grey Green over off-white render
- **Windows** – RAL 7015 Slate grey aluminium door and window frames



Should the materials be deemed not to address the Pre-application advice concerns, we are open to discuss alternatives.

Access

Pedestrian and Vehicular Access to the site will be widened to improve access and increase sightlines but on the whole remains unchanged as part of this application.

Neighbour Consultation

As part of the redesign process, we have consulted with both adjoining neighbours.

Throughout the process of redesign we have consulted with the neighbours at 142 Kidmore End Road and they have confirmed that we have addressed their key concerns and mitigated the impact on their property, they are comfortable with the proposal we are submitting for approval.

Impact has been reduced to their property through the redesign of the left hand gable, the implementation of the flat roof to the rear (which reduces the impact over the existing design of the current bungalow) and the hip to the roof on the rear elevation, the softening of the materials through the use of a lighter cladding board and an off-white render and heather roof tiles. Existing planting on the boundary of 142 also reduces the impact and privacy is further improved through the removal of the existing kitchen window.

Neighbours at 138 Kidmore End Road previously had no concerns and have not raised any in regard to the redesign.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It states that Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Framework is a material consideration in planning decisions.

The purpose of the planning system is to contribute to the achievements of sustainable development.

The NPPF constitutes guidance for local planning authorities and decision takers in both drawing up plans and determining applications. At the heart of the NPPF is a presumption in favour of sustainable development for both plan-making and decision-taking.

The NPPF attaches great importance to the design of the built environment as good design is a key aspect of sustainable development and should contribute positively to making places better for people. It also places importance to plan positively of high quality and inclusive design for all developments including individual buildings.

The NPPF states Local Authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground. Paragraph 187 goes on to state that Local planning Authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

Local authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The development plan consists of the adopted Core Strategy 2008 and the Sites and Detailed Policies Document 2012.

Local Planning Policy

The Pre-application advice makes reference to Policy DM4 of the Sites & Detailed Policies Doc 2012 (amended 2015). This policy was adopted by Reading Borough Council following the adoption of the Core Strategy (2008) and Reading Central Area Action Plan (2009). It means that Reading Borough is now one of a small number of local authorities to have a complete up-to-date development plan in place. As well as being vital for making planning decisions, this is particularly important given the publication of the National Planning Policy Framework, which contains a presumption in favour of sustainable development that will override local policies and priorities where they are out-of-date or absent.

The Sites and Detailed Policies Document does two things;

1. It contains detailed policies to help guide decisions on planning applications including matters which affect the daily lives of the local population such as residents' amenity, house extensions and use of residential garden land.
2. It identifies a number of sites and areas for differing purposes and makes sure Reading's growth does not come at the expense of irreplaceable open space, wildlife or landscaped areas.

One of the key concerns of planning is to ensure that new development does not reduce the quality of the environment for others, particularly where it would affect residential properties. At the same time, ensuring that new development creates a quality living environment for future residents is also critical. This policy is applicable to any type of development.

The relevant policies for this application are;

DM4: SAFEGUARDING AMENITY

Development will not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Noise and disturbance;

DM9: HOUSE EXTENSIONS AND ANCILLARY ACCOMODATION

An extension will be acceptable where it:-

- Respects the character of the house in terms of its scale, location, materials and design;
- Respects the character and pattern of neighbouring properties and the street scene as a whole in terms of scale, location, materials and design and any important building line; and
- Does not present a large blank façade to public areas.

Main Issues

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

The initial proposal raised concerns over the bulk of projecting gable and amount of glazing which was not deemed to provide a smooth transition between neighbouring dwellings. To address this concern, the glazing has been reduced within this prominent façade and integrated into a bay with a separate low roof. The additional lower roof visually aids transition and disguises the bulk of the gable with the squared off bay emulates design cues already found along the street.

Additionally the central gable has been brought forwards with this design to reduce the prominence of the left gable in the street scene.

Again the initial suggested materials was deemed to make the design prominent in street scene so the finishes have been revised with a softer palette including roofing to blend with the surrounding buildings.

Impact on neighbouring amenity

Whereas the scheme resulted in no material loss of amenity to No 138, the proximity and orientation of No142 was considered to worsen an existing situation of an already interrupted 45 degree viewpoint.

To improve this situation, reduce the overbearing impact & loss of light, a flat section of roof has been included within the design. This in turn moves the bulk of the main roof away from the boundary. The redesign ensures the 45 degree angle is not interrupted (an improvement over the existing relationship) and that the large amenity area at 142 is not significantly impacted.

Ecology

An initial bat survey suggested a history of bat roosting within the roof space so a full survey and mitigation measures will be provided as part of this application.

Conclusion

This application proposal is considered compliant with Policy DM4 of the Sites and Detailed Policies Document (2012) in that it would not have a detrimental impact upon the living environment of existing and new properties in terms of privacy and overlooking; access to sunlight and daylight; visual dominance and overbearing impact and noise and disturbance, and would not introduce an unacceptable loss of amenity to occupants of adjacent properties

It is our belief the proposed extensions and alterations would visually improve on the existing street scene and improve the overall transition between 138, 140 and 142 Kidmore End Road and would not as a result appear incongruous to the site, street or locality.

It is therefore respectfully requested that the application be granted.