

## DELEGATED PLANNING APPLICATION REPORT

**Ward:** Caversham Heights

**App Ref:** 240436/FUL

**Address:** 47 Kidmore Road, Reading, RG4 7LY

**Proposals:** Proposal to change the dwelling from 3 flats back to one single family home.

**Case Officer:** Sian Hickey

**Date received (valid from):** 24 April 2024      **Target Decision date:** 19 June 2024

### 1. SITE DESCRIPTION

The proposal site is a semi-detached building on the western side of Kidmore Road. The planning history for the site shows that planning permission was granted on 29<sup>th</sup> May 1964 for the conversion of the dwelling into 3 flats. The site is not listed, nor located within a conservation area. The surrounding area is predominantly residential.

### 2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the change of use from 3 No. self-contained flats to 1 No. single dwelling house. The proposal does not involve enlarging the existing building or any external changes.



*Existing Floor Plans*

*Proposed Floor Plans*

A site visit was carried out on the 21<sup>st</sup> May 2024. The internal layout matches with the existing plans provided.

Plans considered:

Location Plan received 8<sup>th</sup> April 2024

Block Plan received 8<sup>th</sup> April 2024

Proposed Floor Plans received 8<sup>th</sup> April 2024

Existing Floor Plans received 24<sup>th</sup> April 2024



### 3. RELEVANT PLANNING HISTORY

Application reference 0000011573 - Convert into 3 flats - Granted 29 May 1964.

### 4. CONSULTATIONS

The following addresses were consulted by letter.

45 Kidmore Road, Caversham, Reading, RG4 7LY  
Flat 2, 47 Kidmore Road, Caversham, Reading, RG4 7LY  
Flat 1, 47 Kidmore Road, Caversham, Reading, RG4 7LY  
2 Highmoor Road, Caversham, Reading, RG4 7BN  
Flat 3, 47 Kidmore Road, Caversham, Reading, RG4 7LY  
49 Kidmore Road, Caversham, Reading, RG4 7LY

Letters of representation have been received as follows: **None**

#### RBC Transport

The proposal is to change the dwelling from 3 flats back to one single 4-bedroom family home.

The property currently benefits from a large driveway providing 2no. off-street parking spaces which complies with the adopted Parking Standards SPD for a 4-bedroom dwelling.

The proposal will retain the existing driveway parking and there is no change to the existing access arrangements onto the highway.

In view of this, there are no transport objections to the proposal.

#### RBC Housing

No comments received at time of writing report

#### **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.

## **5. LEGAL AND PLANNING POLICY CONTEXT**

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 policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

### **National Policy**

National Planning Policy Framework  
National Planning Practice Guidance

### **Reading Borough Local Plan (2019)**

CC7 Design and the Public Realm  
CC8 Safeguarding Amenity  
H2 Density and mix  
H7 Protecting the Existing Housing Stock  
H8 Residential Conversions  
H10 Private and Communal Outdoor Space  
TR4 Cycle Routes and Facilities  
TR5 Car and Cycle Parking and Electric Vehicle Charging

### **SPDs**

Residential Conversions SPD (2013)  
Revised Car Parking Standards (2011)

## **6. APPRAISAL**

The key issues are considered to be as follows:

- a) Principle
- b) Residential Amenity
- c) Character and appearance

### **a) Principle**

The proposal is for the conversion of three self-contained flats into a single four bed family dwelling. The principle of this change needs to be assessed against Policy H7, which states that *“Planning permission will not be granted for any loss of residential accommodation or land unless there are exceptional circumstances. Planning permission will not be granted for a net loss in the number of residential units or gross floor area.”*

The supporting text at paragraph 4.4.56 gives some examples of exceptional circumstances including *“where a loss of a limited amount of general residential would help to meet other key identified needs, for instance for a specific identified*

*need for accommodation for vulnerable groups (see policy H6) or to reinstate a use more appropriate to the significance of a heritage asset, and this should be clearly demonstrated as part of any planning application.”* It is considered that whilst the proposal results in the net loss of two dwellings, the conversion results in a number of improvements, which are material to the assessment, and are considered to weigh in its favour in the planning balance and are set out below.

The conversion of the property back to its original use as a 4-bedroom family dwelling ensures a positive contribution to the character of the area, compared to the flats, and would accord with criteria set out under Policy H8, which requires that conversions do not result in the loss of single family housing nor harm the mixed and sustainable communities.

The thrust of the RBLP policy is the provision of family housing and Policy H2 states that “Wherever possible, residential development should contribute towards meeting the needs for the mix of housing, in particular for family homes of three or more bedrooms”. The provision of a four bed house, therefore fulfils this need more than the existing one-bed flats.

**b) Residential Amenity**

Policy CC8 states that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.

The conversion to a family dwelling reduces the intensification of activity associated with flat conversions, which in turn improves the amenity for adjoining residents, and reintroduces an improved internal layout with appropriate stacking and the provision of suitable external amenity space available to all occupants.

As a single family unit it therefore, improves the quality of the accommodation for occupants and has positive benefits for neighbouring residents.

The proposal does not involve enlarging the existing building or any external changes, therefore, there are no identified risks in relation to overbearing effects, loss of light, or privacy concerns.

It is considered that the conversion of this site into a single family dwelling does not have any detrimental impacts on the parking arrangements on the street.

**c) Character and Appearance**

Policy CC8 states all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

The proposal to convert the property back to a single family dwelling does not involve any external changes, and therefore, there are no impacts on the character and appearance of the building.

**7. CONCLUSION**

The proposed development has been assessed as set out above and is considered to be in accordance with the relevant policies and acceptable on that basis.

**8. RECOMMENDATION: GRANT**