

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240149/FUL

Address: 122 Kidmore Road, Caversham, Reading, RG4 7NB

Proposals: Demolition of existing dwelling and erection of replacement dwelling (part-retrospective) (amended description)

Case Officer: Marcie Rejwerska

Date received (valid from): 4 March 2024 **Target Decision date:** 5 July 2024 (ext.)

1. SITE DESCRIPTION

The application site comprised a detached dwelling on the east side of Kidmore Road in Caversham. The existing dwelling has been demolished. The surrounding area is residential, characterised by detached dwellings in varying character and designs. The building was not listed and the site is not within a conservation area. Kidmore Road is a classified highway. There are protected trees within the neighbouring residential plot to the south and the site is nearby an existing green link.



Aerial view of the site, taken from Google Earth on 17 June 2024.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a replacement dwelling. Planning permission was previously granted for house extensions, however, as the entire dwelling was demolished, the applicant

has applied for part-retrospective planning permission for a replacement dwelling. At the time of the application, the existing dwelling has been demolished and foundations partly laid for the new dwelling. The design is identical to the plans approved under the previous planning permission (ref. 230213).



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Plans considered:

Ecology consultee comments, letter, John Wenman Ecological Consultancy, dated 3 May 2024, received 6 May 2024

Biodiversity Statutory Metric Calculations, received 6 May 2024

Construction Management Statement & Plan REV A, received 17 June 2024

Approved Document Part O Thermal Analysis Report, received 15 May 2024

J230306-GC-A-DR-3-001 Rev A - Tree Constraints Plan, received 13 May 2024

J230306-GC-A-DR-3-002 Rev A - Tree Protection Plan, received 13 May 2024

Arboricultural Impact Assessment Rev 2.0, Ground Control, dated 9 May 2024, received 13 May 2024

Materials Schedule, received 3 April 2024

Preliminary Roost Assessment, Arb tech, dated 9 February 2023, received 6 February 2024

Planning, Design & Access Statement Rev. A, dated 8 November 2023, received 13 March 2024

22048.S.PP-04 Rev E - Proposed ground floor plan

22048.S.PP-05 Rev E - Proposed first floor plan

22048.S.PP-08 REV E - Proposed block plan

Received 20 March 2024

22048.S.PP-03 - Existing elevations

22048.S.PP-01 - Existing ground floor plan

22048.S.PP-02 - Existing first floor plan

3. RELEVANT PLANNING HISTORY

221200 - Garage conversion with first floor extension above, two storey side extension, part two storey and single storey rear extension - Application refused

221201 - Rear extension measuring 8.0m in depth, with a maximum height of 2.80m, and 2.50m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. - Application permitted

230213 - Garage conversion with first floor extension above, two storey side extension, part two storey and single storey rear extension - Application permitted

4. CONSULTATIONS

Non-statutory:

RBC Natural Environment - No objections subject to conditions and informatives.

RBC Transport Development Control - No objections subject to conditions.

RBC Environmental Protection - No objections subject to conditions.

Ecology - No objections subject to conditions.

Public:

The following addresses were consulted by letter.

27 Wrenfield Drive, Caversham, Reading, Berkshire, RG4 7QE
120 Kidmore Road, Caversham, Reading, RG4 7NB
124 Kidmore Road, Caversham, Reading, RG4 7NB
31 Wrenfield Drive, Caversham, Reading, RG4 7QE
29 Wrenfield Drive, Caversham, Reading, RG4 7QE

Letters of representation have been received as follows:

1 letter of support received but requesting consideration for the hours of construction.

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 and Guidance

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC3: ADAPTATION TO CLIMATE CHANGE
CC5: WASTE MINIMISATION AND STORAGE
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN14: TREES, HEDGES AND WOODLAND
EN17: NOISE GENERATING EQUIPMENT
H1: PROVISION OF HOUSING
H5: STANDARDS FOR NEW HOUSING
H10: PRIVATE AND COMMUNAL OUTDOOR SPACE
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

SPD

Revised Parking Standards and Design (2011)
Sustainable Design and Construction (2019)

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.

APPRAISAL

The main issues to be considered are:

- I) Character and design
- II) Residential amenity
- III) Biodiversity and landscaping
- IV) Transport and parking
- V) Other matters

Character and design

Policy CC7 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 various components of development form, including: -*

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials”*

The proposed design of the replacement dwelling is identical to the previously approved plans under planning ref. 230213. This includes a large part two storey / part single rear extension on the footprint of the original dwelling. Considering the local context of the site and relationship with the neighbouring dwellings, the proposed layout is considered acceptable.

The property will remain set back from the road, following the prevailing building line of the street.

The external finish proposed is white render, with black render detailing at the front elevation, slate roof tile and anthracite windows; this gives the proposed dwelling a contemporary appearance. The immediate surrounding area is a mix in terms of external finishes, composed mainly of brick on ground floor with white render above. There is therefore no objection to the use of white render finish.

Overall, the proposal is considered in accordance with policy CC7 of the Reading Borough Local Plan.

Residential amenity

Policy CC8 states *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- *Privacy and overlooking;*
- *Access to sunlight and daylight;*
- *Visual dominance and overbearing effects of a development;*
- *Harm to outlook;*
- *Noise and disturbance;*
- *Artificial lighting”*

There are minimal concerns raised both for future occupiers and neighbouring residents. Adequate back to back distance with properties on Wrenfield Drive is maintained due to the large rear garden. Due to the positioning of neighbouring properties on either side of the application site on Kidmore Road, neither neighbour is particularly harmed by the proposed works in terms of overlooking, loss of privacy or overshadowing. There is only one side elevation window proposed on the first floor, which is to serve a bathroom.

Although large and bulky, Kidmore Road is characterised by detached properties in varying sizes, the proposal is therefore not considered overbearing nor visually dominant.

The applicant has also submitted Design Stage SAP assessments which show that one of the proposed bedrooms fails the building standards test on overheating and as such an air condition unit will be required within this room. Policy EN17 is therefore relevant, and states *“Where noise generating equipment is proposed, the noise source specific⁶¹ level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor.”* This information is to be secured via condition.

Overall, the proposal is considered in accordance with policy CC8 of the Reading Borough Local Plan.

Biodiversity and landscaping

Policy EN12 states *“On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.”*

The proposal was submitted prior to mandatory biodiversity net gain, and therefore the mandatory 10% net gain has not been requested. The applicant has submitted biodiversity calculations to demonstrate a small net gain on site and this is considered acceptable in this case.

Landscaping principles have been demonstrated and further details pertaining to species planting and maintenance are recommended to be obtained by condition.

Policy EN14 also states *“New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change.”*

The submitted tree information demonstrates two Yew trees (T6 and T7 on the Tree Survey) must be removed to enable development. As they have previously suffered from development (neighbouring garage) and intensive pruning, their removal is agreeable. Replacement planting is also proposed for three new trees in the front garden (details to be secured by condition).

Overall, the proposal is considered in accordance with policies EN12 and EN14 of the Reading Borough Local Plan.

Transport and parking

Policy TR5 states *“Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.”*

The front garden has previously been entirely paved to provide off-road parking and this arrangement is to be retained. The front garden area is large enough to facilitate refuse storage. Electric vehicle charging has also been proposed and demonstrated. Therefore, the proposal is considered in accordance with policies TR1 and TR5 of the Reading Borough Local Plan.

Other matters

The proposal is for a replacement dwelling and therefore is not required to provide an affordable housing contribution.

The proposal is CIL liable at the standard rate.

Conclusion

The proposal has been assessed in line with nationally and locally adopted policies as outlined above and is in accordance with those policies.

RECOMMENDATION

GRANT PERMISSION

Subject to the following conditions:

1. Approved Plans
2. Materials as specified
3. SAP Assessment Minor (As Built)
4. Arboricultural Method Statement as specified

5. Landscaping to be submitted prior to occupation
6. Habitat Enhancement Scheme to be submitted prior to commencement
7. Mechanical plant noise assessment to be submitted prior to installation
8. Use of roof restricted
9. Construction method statement as specified
10. Hours of construction/demolition
11. No bonfires
12. Vehicle parking as specified
13. Cycle parking as specified
14. Refuse and recycling as specified