

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 240263/VAR

Address: 86 Kidmore Road, Caversham, Reading, RG4 7NA

Proposals: Rear extension with part garage conversion and internal alterations. Minor amendments to condition 2 (The development hereby permitted shall ONLY be carried out in accordance with the following approved plans) of application 221783

Case Officer: Mr Gary Miles

Applicant: Mr and Mrs Jones

Date received (valid from): 28 February 2024 **Target Decision date:** 24 April 2024

SITE DESCRIPTION

The application site is a three-storey dwellinghouse, located on Kidmore Road in Caversham Heights, Reading. The surrounding area is wholly residential and the immediate streetscene comprises of properties similar in scale and design. The property has a larger than average rear garden which slopes down gradient and away from the property. The property is not listed, nor does it fall within a conservation area.

PROPOSAL

Proposed rear extension with part garage conversion and internal alterations. The proposal also included a rear patio area and steps leading down in to the rear garden.

The effect of the proposed application is to vary condition 2 of application 221783 approved on February 10th 2023. The minor amendments include increasing the projection and reducing the width of the raised patio adjacent to the French doors to rear elevation. Glazed balustrade and brickwork to be added to the north-westerly, south-easterly and north-easterly patio elevations along with facing brickwork, brickwork will match that of the house.

Plans & Documents considered:

Application Form - dated 28th Feb 2024

Drawing no: MAP-C4455-280-Rev B-Elevations-Proposed GA (Sheet 1) - dated Feb 2024

Drawing no: MAP-C4455-281-Elevations-Proposed GA (Sheet 2) - dated Feb 2024

Drawing no: MAP-C4455221783-001-Plans-Location-Rev B - dated Feb 2024

Received by the local Planning Authority on 29th February 2024

RELEVANT PLANNING HISTORY

221783-Rear extension with part garage conversion and internal alterations-Permitted Feb 2024

CONDITIONS TO VARY

Condition 2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing No: MAP-C4455-001 - Plans - Location - dated 24 Nov 2022, received 29th Nov 2022

Drawing No: MAP-C4455-280 rev. A - Elevations - Proposed GA - dated & received 3rd Feb 2023

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

REVISED CONDITION

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and application form* received 29th February 2024:

Drawing no: MAP-C4455-280-Rev B-Elevations-Proposed GA (Sheet 1) - dated Feb 2024

Drawing no: MAP-C4455-281-Elevations-Proposed GA (Sheet 2) - dated Feb 2024

Drawing no: MAP-C4455221783-001-Plans-Location-Rev B - dated Feb 2024

Application Form* dated 28th Feb 2024 states the client wishes to make minor amendments to the proposed, to include the following:

Patio area enlarged

Glazed balustrade added

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

CONSULTATIONS

The following addresses were consulted by letter.

84 Kidmore Road, Caversham, Reading, Berkshire, RG4 7NA

88 Kidmore Road, Caversham, Reading

1 letter of representation has been received as follows:

The neighbour at 84 Kidmore Road, Caversham supports the proposal with the following wording: "It seems like a sensible change to original plans".

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.

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)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPD

APPRAISAL

In line with NPPG, this proposal is considered to be a Minor Material Amendment and will result in a development which is not substantially different from the one which was originally approved. The current modifications to design and materials are not in contradiction to those secured in the previous application 221783.

The proposal includes increasing the projection of the patio but reduces the patio in width along with brickwork and glass balustrades. The plans show a boundary treatment along the south-easterly and north-westerly boundaries which measures 2.5m in height from ground level and 1.75m from patio level to top of fence, the fence height will mitigate against privacy issues if stood on the proposed patio. Officers consider there is no harm to residential amenity created as the boundary treatment offers suitable screening. The materials proposed in this variation of condition application are to match the main building. It is therefore still considered that the design and proportions of the proposal ensure that the development does not detract from the character of the existing property or wider street scene such that they will warrant a refusal to this application.

CONCLUSION

The proposed variation to condition 2. Is considered to be in accordance with CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019)

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

RECOMMENDATION

GRANT

Recommended Conditions:

AP1
TL1
M1
L3