

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: 231868/HOU

Address: 1 Winchendon Place, Kidmore End Road, Emmer Green, Reading, RG4 8SL

Proposals: Single storey rear extension, installation of air source heat pump on side elevation

Case Officer: Sian Hickey

Applicant: Mr & Mrs Hind

Date received (valid from): 6 February 2024 **Target Decision date:** 2 April 2024

1. SITE DESCRIPTION

The application site is a two storey end-of-terrace dwelling at 1 Winchendon Place, Kidmore End Road. The property is located to the east of Kidmore End Road and to the west is Reading Golf Club. The wider area is largely residential with significant vegetation cover. There are a number of trees at the front of the site that are subject to Tree Preservation Order. The Building is not listed and does not lie within a conservation area.

Site visit date: 21/02/2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a single storey rear extension to replace the existing conservatory. The proposed extension would extend across the full width of the dwelling and have a depth of 3.5m. The roof of the proposed extension would be part flat with 3 rooflights and part pitched. The materials proposed will match those of the existing dwelling, with the exception of the proposed rear doors and window which will be in a darker colour. The proposal also includes two new windows in the existing side elevation of the dwelling and the installation of an air source heat pump located on the side wall centrally between the new windows.

Plans considered/documents submitted:

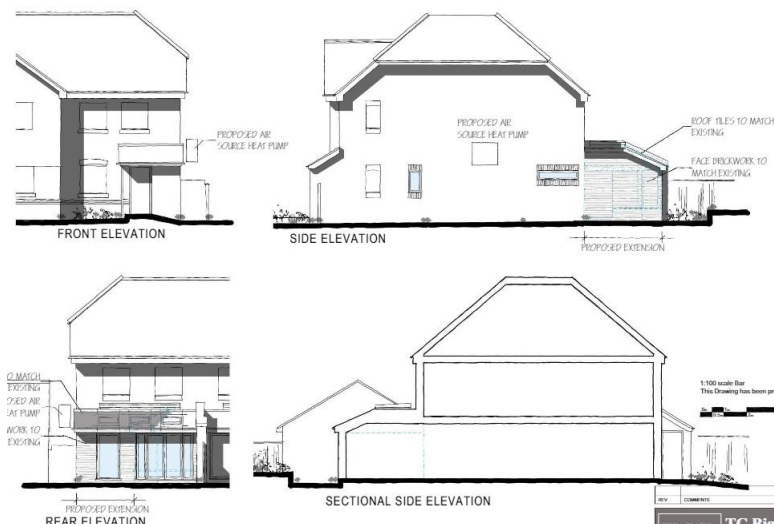
Drawing No. 151/100 - Existing Floor Plans and Elevations received 29th December 2023

Drawing No. 151/200 B - Proposed Floor Plans received 16th February 2024

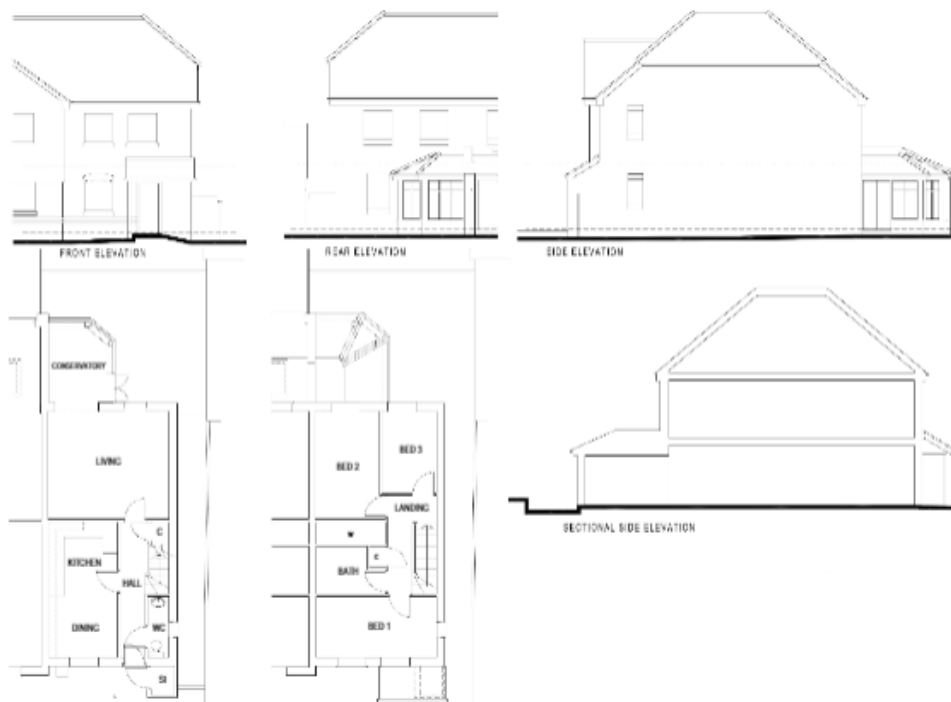
Drawing No. 151/201 B - Proposed Elevation Plans received 16th February 2024

Drawing No. 151/202 A - Location and Block Plans received 16th February 2024

Specifications for dB ratings received 16th February 2024
Proposed Elevations:



Existing Plans:



3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

The following addresses were consulted by letter.

88 Kidmore End Road, Emmer Green, Reading, RG4 8SL

17 Twin Oaks, Emmer Green, Reading, RG4 8SW

1 Winchendon Place, Kidmore End Road, Emmer Green, Reading, RG4 8SL

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

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)

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction

CC3: Adaptation to Climate Change

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

EN14: Trees, Hedges and Woodlands

EN16: Pollution and Water Resources

EN17: Noise Generating Equipment

SPD

Design Guide to House Extensions SPD (2021)

Sustainable Design and Construction SPD (2019)

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

In terms of design, the proposed extension is considered suitable. The depth of the proposed extension is 3.5m and therefore complies with the guidance on rear extensions within the Design Guide to House Extensions SPD. The garden is capable of taking an extension of the proposed scale and it is considered subservient to the main dwelling. The amount of remaining amenity space at the front and rear of the property is considered acceptable. The proposal is not considered out of character as there are a variety of rear extensions within the vicinity, furthermore, the proposed extension would not be visible from the street.

The provision of an air source heat pump would accord with the sustainable principles as set out in Policies CC1-CC3 and the Sustainable Design and Construction SPD. The proposed ASHP would be modest in scale and set significantly back from the front elevation of the dwelling, therefore, it is not considered that this element of the proposal would be harmful to the character of the area or the property itself.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposed rear extension replaces an existing conservatory. The width of the proposed extension is greater as it would extend across the full width of the dwelling, but the maximum depth of the proposed extension would remain the same as the maximum depth of the existing conservatory. The proposed extension would not project beyond the existing rear extension at no.2 Winchendon Place, and there is a sufficient distance between the proposed extension and no.88 Kidmore Road. Furthermore, the proposed extension would be screened behind the side garage wall of no.88.

Overall, due to the single storey nature of the proposed rear extension and the reasons mentioned above, there are no identified risks to neighbouring amenity in terms of overbearing effects, privacy and overlooking, or loss of sunlight and daylight.

The air source heat pump (7kW model) would be located on the side elevation of the dwelling, 3.6m away from the closest neighbouring window which is a non-habitable room. Officers are content with the noise level data supplied for the air source heat pump as it would fall within the permitted development limit of 42db.

Two new windows are proposed in the side elevation of the existing dwelling. Due to the ground floor nature of the windows along with the existing boundary treatment, the windows are not considered to cause significant detrimental harm.

7. CONCLUSION

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

8. RECOMMENDATION - GRANT

Recommended Conditions:

TL1 - Time limit

AP1 - Approved plans

M3 - Materials