

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/24/1048

Address: 164 Kidmore End Road, Emmer Green, Reading, RG4 8SU

Proposals: Erection of two storey, 3-bay, garage.

Case Officer: Sian Hickey

Applicant: Mr & Mrs S. Day

Date received (valid from): 14th August 2024

Decision date: 24th October 2024

1. SITE DESCRIPTION

The application site is a two storey detached residential property located on the eastern side of Kidmore End Road. The property is significantly set back from the road and has a large rear garden. The site has established landscaping with a number of trees around the edge of the site, protected by a Woodland Tree Protection Order (TPO) which forms an important wooded buffer between the existing residential development and the open countryside of South Oxfordshire. The site is situated within a major landscape feature (Policy EN13) and is a feature of the North Reading Dry Valleys and Chilterns Escarpment.

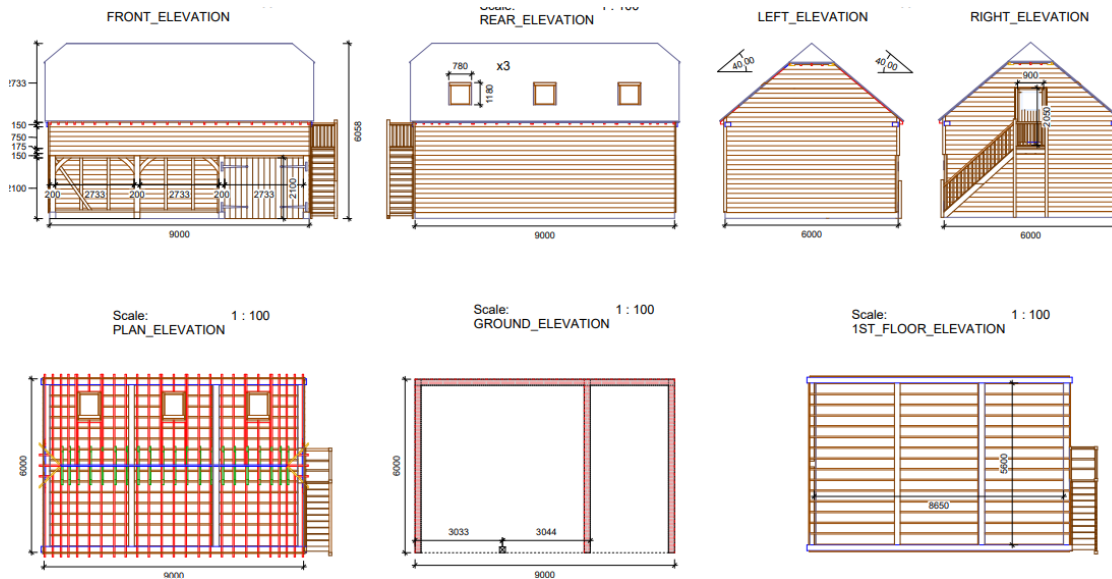
Site visit date: 12th September 2024

Site visit photos:



2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for a two storey detached timber frame outbuilding to facilitate a 3-bay garage with ancillary accommodation within the roofspace for storage and a home office. The location would be in the rear garden, immediately north of the main dwelling. The outbuilding would have a width of 9m, a depth of 6m, and a maximum height of 6.058m. Three Velux rooflights would be located in the rear roofslope. The existing driveway and access would remain unaffected.



Plans and documents submitted:

Drawing No. 3858/270 rev A – Location and Block Plan
 Drawing No. 3858/271 rev B – Proposed Site Plan
 Drawing No. V2 – Proposed Floor Plans and Elevations
 Planning Statement
 Arboricultural Impact Assessment

As received 13th August 2024

3. RELEVANT PLANNING HISTORY

010669 - Development of three, five bedroomed detached houses. Refused at committee 06/02/2002

110530 - First floor front and side extensions, single storey rear extension, garage conversion and two rear rooflights. Permitted 30 /01/2012

111311 - First floor side extension with new roof over, 2 dormer windows in new roof, and garage conversion. Permitted 28/04/2011

4. CONSULTATIONS

Internal consultations

Transport

No changes are proposed to the existing driveway or access.

Given that this is additional provision and existing on site parking is to be retained, Transport would not have any objections.

RBC Natural Environment

Whilst the title of the document is an Arboricultural Impact Assessment it does include an Arboricultural Method Statement, which is sufficient to demonstrate that trees currently present will not be affected and could be appropriately protected. As such, I have no objections subject to condition L7A securing development in accordance with **Arboricultural Impact Assessment ref: MW.2407.KER.AIA, dated 18 July 2024 from Mark Welby Consulting Arborists.** It would also be prudent to attach Informative I15 'Advice about TPO.d trees and trees in Conservation Areas', given the protected status of trees and that no tree works are proposed in the AMS.

External Consultations

The following address was consulted by letter:

162 Kidmore End Road, Emmer Green, Reading, RG4 8SU

In addition, a site notice was also displayed at the site.

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)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
H10 (Private and Communal Outdoor Space)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN13 (Major Landscape features and Areas of Outstanding Natural Beauty)

SPD

Design Guide to House Extensions SPD 2021

Revised Parking Standards and Design SPD 2011

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.

The entire area of the proposed site in the garden to the left (North/West) of the existing dwelling at 164 Kidmore End Road is set with an area protected by a Woodland TPO and is demarcated as a woodland buffer on the edge of the Reading Borough boundary.

This property is located in a designated Major Landscape Feature in the adopted Local Plan. Policy EN13 of the Reading Local Plan states that 'Planning permission will not be granted for any development that would detract from the character or appearance of areas designated as a Major Landscape Feature.' The North Reading dry valley and Chilterns Escarpment is listed as a defined Major Landscape area.

It is not considered that the proposed development would detract from the character or appearance of the area. The proposal would not result in the loss of any trees and the existing woodland would be maintained and protected. It is also not considered that the proposed development would detract from the character or appearance of the host dwelling, there are a number of different architectural styles along Kidmore End Road. The proposed design and materials used for the garage outbuilding are considered acceptable, and the scale is considered subservient to the existing property, maintaining a 4.8m gap between the two. The plot is capable of taking a development of this size, and the outbuilding would be significantly set back from the street, therefore causing minimal risk to streetscape. As such, the proposed development is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

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 proposal's design situates the outbuilding away from the adjacent neighbouring property of 162 Kidmore End Road, the main house sits between the development and this neighbouring property. Furthermore, there is a significant distance between the proposed outbuilding and all other neighbouring properties. Therefore, there are no identified risks of the proposed development causing any harm to neighbouring amenity in terms of visual dominance and overbearing effects, access to sunlight and daylight, or loss of privacy and overlooking.

The application site has a large rear garden, and the amount of remaining amenity space is considered acceptable.

Overall, the proposal is considered compliant with policies CC8 & H9 of the Reading Borough Council Local Plan (2019).

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:

Time limit

Materials

Approved plans

In accordance with Arboriculture Impact Assessment