

DELEGATED APPLICATION REPORT

Ward: Emmer Green Ward

App Ref: PL/25/0225 Householder planning permission

Address: 2 KIDMORE END ROAD, EMMER GREEN, READING, RG4 8SD

Proposal: Part two storey, part single storey side and rear extensions including internal alterations and changes to fenestration. Removal of two chimney breasts.

Applicant: Mr E Whitehouse

Received date: 12/02/2025

Target Decision date: 09/04/2025

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The proposed site is located at the end of a terrace of seven properties, to the north of the junction of Peppard Road and Kidmore End Road, in a prominent corner position. From 12 Kidmore End Road to No. 2 (even), each pair of houses is set down from the previous pair. The proposed site is not listed and is not within the Conservation Area. There are a mix of commercial and residential uses in the vicinity of the site, with parking spaces and commercial uses to its south, west, and east.



Fig 1-5: Views from front, side and rear of the property, taken on 27/02/25, and site location plan

2. PROPOSAL AND SUPPORTING INFORMATION

The planning permission seeks approval for part two storey, part single-storey rear and side extensions, including internal alterations and changes to fenestration. The proposal also includes the removal of two chimney breasts.

With regard to the proposed two storey rear extension, it would project from the rear of the main house and align with the southeast elevation. It would have the same depth as the existing two storey rear extension, and the existing roof would be reroofed as a gable roof. The proposed single storey rear and side extension would project from the southeast elevation of the existing single storey rear extension and the main house by 4.25m and 2.24m, respectively. The proposed development would be set further back from the frontage and would involve removal of part of the existing front boundary wall. It would have a depth of 6.36m and would feature the same rear building line as the existing structure.

The eave and total heights of the proposed two storey extensions are approximately 4.81m and 6.36m, respectively, which are 67cm and 1.55m higher than the existing two-storey rear extension. The proposed single storey rear extension would have a flat roof and a height of 2.83m. All proposed bricks would match the existing.

Additionally, the proposal involves alterations to the arrangement and size of windows and doors. All windows would be replaced with sage green double-glazed units. The existing front door would be removed and relocated to the southeast elevation, with a bracketed portico installed above it. No further details regarding the proposed door and bracketed portico have been provided. The proposal also includes the removal of two existing chimney breasts. According to the email from the agent and the proposed elevations, the established existing front boundary wall would be partially removed, and the remaining section could be replaced with a fence.



Fig 6-7: View from side of the property, taken on 27/02/25, and proposed block plan.

Plans considered:

- Drawing No. 25824-01 – Existing Ground Floor Plan
 - Drawing No. 25824-02 – Existing First Floor and Roof plans
 - Drawing No. 25824-03 – Existing Elevations
 - Drawing No. 25824-04 – Proposed Ground Floor Plan
 - Drawing No. 25824-05 – Proposed First Floor and Roof plans
 - Drawing No. 25824-06 – Proposed Elevations
 - Drawing No. 25824-07 – Location & Block Plans
 - Application Form
- Received on 12th February 2025.

& An email from the agent, dated 10/03/25, confirms that part of the existing front boundary wall would be removed, and the rest could be replaced with a fence.

Existing Plans:



Proposed Plans:



Planning History:

PL/88/0060 - Two storey extension to form lounge diner and bedroom ensuite. Granted 21st January 1989.

3. CONSULTATIONS

A site notice was displayed on 27th February 2025 in front of the application site. The 21-day consultation period ended on 20th March 2025. No letters of representation have been received.



Fig 8: Site Notice Photo

Discussions with the applicant:

The officer has notified the agent that the proposal would not be acceptable due to the reasons listed below and has offered the opportunity to withdraw the application. The agent was also informed that the application would be refused otherwise. The agent confirmed via email on 24th March 2025 that they would like to proceed with a decision on this proposal.

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.

4. 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 2024
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)
EN14 (Trees, Hedges and Woodland)

SPD

Design Guide to House Extensions SPD 2021

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

5. 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. Policy EN14 also states that new development shall make provision for tree retention and planting within the application site, to maintain and enhance the character and appearance of the area in which a site is located.

The property is an end of terrace house, facing the junction, which is a prominent location. Additionally, most of the exterior of the property would be visible from the street (see Fig 1-4 & 6 above).

Regarding the proposed arrangement of windows and the relocation of the front door in relation to the host dwelling, it is considered that it would significantly change the pattern of the building's frontage and rear. This is because all new front windows would be larger than the existing ones and would not be similar to those used in the adjoining property, which has windows with 12 panels, or the predominant character in the streetscene. Paragraph 6.4.1 of the House Extensions SPD states *"Proposals are refused if windows and doors are featured in the design that are inappropriate in terms of size, scale and/or placement. This can be particularly noticeable on semi-detached dwellings. This serves the purpose of preserving the character and appearance of the street scene and horizontal rhythm"*. Furthermore, all new windows would be sage green units, while the front window frames in this terrace are white. The removal of the front door would also change the character of the house's front elevation. To facilitate the side extension, part of the front boundary wall would be removed. According to the proposed elevations and the email from the agent, the rest of the boundary wall would be replaced with a fence. It is worth noting that the existing boundary wall is well-designed. The proposal would also involve the removal of the chimney breasts, which would dramatically alter the roof character in this short terrace, with these being a characterful feature of the terrace. Therefore, the overall proposal is not considered to respect the character and appearance of the host dwelling and the neighbouring properties.

It is also considered that it would visually harm the street scene, where as seen below (image via Google Street View) with the exception of No. 10 the properties have retained their original and visually pleasing character in terms of openings and architectural features. Whilst it is acknowledged that the site is not within a conservation area, these elements of the proposals are not considered to be of a high design quality that maintains and enhances the character and appearance at this specific part of the Borough, contrary to Policy CC7.





Fig 9 & 10: Google Street View images of the streetscene, with the application site on the right

With regard to the two storey rear extension, when combined with the single storey rear/side extension, it is considered that the proposal does not complement the existing dwelling and would be out of scale due to its overall size. The proposed total height of the two storey rear extension would be 1.55m higher than the existing one. It would represent a dominant extension to the host property, which at first floor level and above is readily visible in the public realm from Peppard Road. It would therefore be harmful to the wider rear terrace at this point too. The proposal could also potentially result in the loss of a tree in the rear garden to facilitate the single storey extension, which contributes to the street view (as shown below).

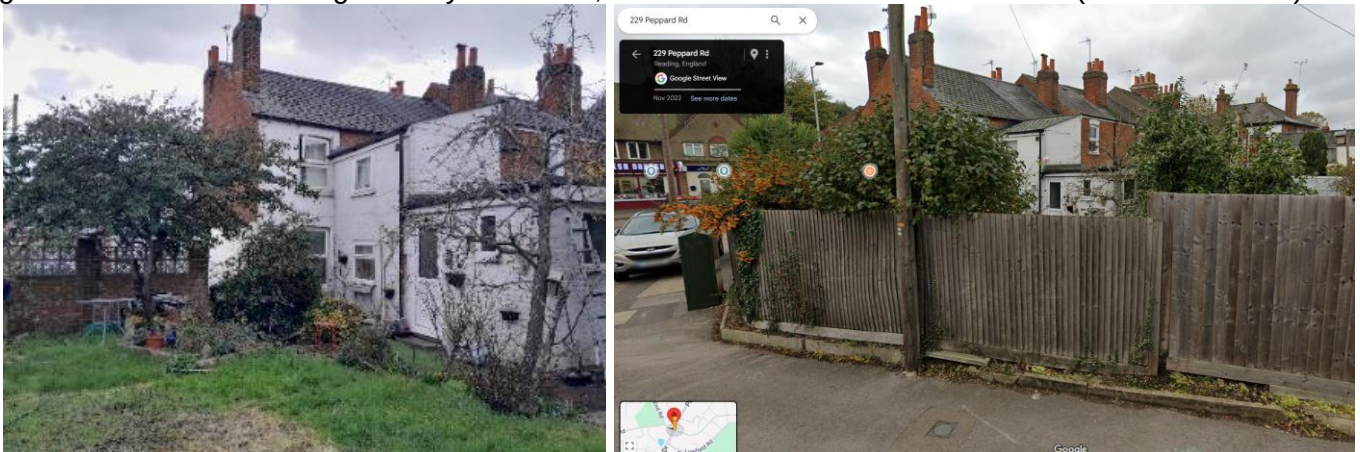


Fig 11 & 12: View of the tree to be removed and Google Street View from Peppard Road

Overall, the proposal is considered to detract from both the host dwelling and the wider context in terms of character and appearance, particularly given its prominent position. It does not comply with Policies H9, CC7, and The Design Guide to House Extensions SPD 2021.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 states that dwellings will be provided with functional private or communal open space. 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.

There are no identified risks in terms of privacy or overbearing impact, as no side windows are proposed on the elevation facing the adjoining property. Since the part two storey and part single storey rear

extension would align with the rear building line of the existing two storey and single storey rear extensions, it is not considered that it would reduce light to No. 4. The house has a relatively large garden, so sufficient space would remain upon the completion of the proposal, in compliance with Policies H9, H10, and CC8 of the Reading Borough Local Plan 2019.

It is also acknowledged that the proposals would result in additional living accommodation being created for current and any future occupiers of the dwelling.

6. CONCLUSION

In conclusion, the proposal, in relation to the arrangement of windows, the relocation of the front door, the removal of the chimney, and the front boundary wall, fails to respect the character and appearance of the existing house, as well as the character and pattern of neighbouring properties in terms of fenestration and design. Additionally, the proposed part two-storey and part single-storey rear and side extensions are not considered complementary to the existing house due to their size and would be out of scale to the property. Given the site's prominent location, the proposal would result in an overly visually dominant structure, harming the street scene.

Although no amenity impacts on neighbouring occupiers are identified and the proposals would create additional space for current and any future occupiers, this benefit is not considered to outweigh the harmful design impacts in the overall planning balance. Therefore, it is considered that the proposal should be refused.

7. RECOMMENDATION

REFUSE

1. The proposal, in relation to the arrangement of windows, the relocation of the front door, the removal of the chimneys, and the front boundary wall, would fail to respect the character and appearance of the existing house, as well as the character and pattern of neighbouring properties in terms of fenestration and design. Additionally, the proposed part two-storey and part single-storey rear and side extensions are not considered complementary to the existing house due to their size and would be out of scale to the property. Given the site's prominent location, the proposal would also result in an overly visually dominant structure, harming the street scene. This is contrary to Policies CC7 (Design and the Public Realm) and H9 (House Extensions and Ancillary Accommodation) of the Reading Borough Local Plan (2019).