

DELEGATED APPLICATION REPORT

Ward: Caversham Heights

App Ref: PL/25/0593 Householder planning permission

Address: 210 KIDMORE ROAD, CAVERSHAM, READING, RG4 7ND

Proposal: First floor rear extension over existing single storey rear extension, side porch extension and associated changes to fenestration

Applicant: Mr & Mrs Wavell

Received date: 17/04/2025

Target Decision date: 18/06/2025

Extension of Time agreed with agent until 1st August 2025

Case Officer: Gary Miles

1. SITE DESCRIPTION

The application site is a two-storey, bay fronted, semi-detached dwellinghouse located on the north-easterly side of Kidmore Road, in Caversham Heights. The property is constructed from red brick with a tiled pitched roof. The property benefits from a large north-easterly facing rear garden and has existing off-street parking for a couple of vehicles to the front. Kidmore Road is made up of detached and semi-detached properties of similar age, but of varying design. Lots of properties in the street have been extended and altered. The property is not listed, nor within a conservation area.

The attached neighbouring property at 208 Kidmore Road has an existing two storey rear extension constructed in the mid 2000's. The neighbouring property extension is undesirable in terms of design and character and has been constructed right up to the boundary with 210 Kidmore Road.

Site visit date: 6th May 2025



2. PROPOSAL AND SUPPORTING INFORMATION

The proposal consists of a first-floor rear extension over the existing single storey extension, a side porch extension and associated changes to fenestration, along with internal alterations. The proposed first floor element will have a projection of 4.2m and measure 4.4m in width. The first-floor extension will have a window to the rear elevation and 2 no. high level windows along the south-easterly elevation. The roof of the existing ground floor rear extension will become a wraparound mono-pitch roof with 5 no. skylights in the roof slope. New first rooflights to allow light into the master bedroom and ensuite.

Documents considered:

Drawing no: A1/433/01-Details of Existing Floor Plans, dated Mar 25
Drawing no: A1/422/02-Details of Existing Elevations and Block Plan, dated Mar 25
Drawing no: A1/433/03-Details of Proposed Floor Plans, dated Mar 25 (superseded)
Drawing no: A1/433/04-Details of Proposed Elevations and Block Plan, dated Mar 25 (superseded)
Drawing no: A4/433/OS1-Site Location Plan, dated Apr 25
Received by the LPA on 23rd April 2025

Shadow Study (Existing and Proposed) 210 Kidmore Road (superseded)
Received by the LPA on 28th May 2025

Preliminary Ecological Appraisal (Urban Tree Experts)
Received by the LPA on 10th June 2025

Drawing no: A1/433/03 Rev A-Details of Proposed Floor Plans, dated Mar 25 (superseded)
Drawing no: A1/433/04 Rev A-Details of Proposed Elevations and Block Plan, dated Mar 25 (superseded)
Received by the LPA on 25th June 2025

Drawing no: A1/433/04 Rev C-Details of Proposed Elevations and Block Plan, dated Mar 25
Drawing no: A1/433/03 Rev D-Details of Proposed Floor Plans, dated Mar 25
Received by the LPA on 8th July 2025



3. RELEVANT PLANNING HISTORY

PL/24/1702 – Pre Application Enquiry for 1st floor bedroom and en-suite on top of the previously built ground floor extension at the rear of the property, ground floor porch towards on the side of the property facing the front – Closed Dec 2024 with no Pre App Response on the database.

4. CONSULTATIONS

Due to the presence of the mature trees in the vicinity and works to the existing roof space, the RBC Ecology officer was consulted. Comments as follows:

The bat survey report (Urban Tree Experts, June 2025, ref: SPH/PEA-25/27.05) has been undertaken to an appropriate standard and concludes that the risk of bats being affected by the proposals is minimal. There are therefore no objections to this application on ecology grounds.

A planning notice was attached to a nearby lamp column and left in place for a minimum of 21 days for the duration of the statutory public consultation.

1 letter of Objection was received from a neighbour. Comments summaries by planning officer:

Concerns were raised surrounding harm to light and overpowering affects onto the neighbour's property as a result of the proposed 1st floor rear extension.

5. 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.

6. 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)
EN12 (Biodiversity and the Green Network)

SPG/SPD

A Design Guide to House Extensions SPG

7. 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.

Officers have worked with the applicant and agent to achieve the current design. The first-floor rear extension will extend across the rear of the existing property; the new side elevation will follow the

southeasterly elevation of the host property resulting in the rear element being hidden from view when looking at the property from the front i.e. therefore protecting the shape of the existing property. The proposed roof of the first-floor rear element will mirror that of the host property and seamlessly connect to the existing roof form, whilst the ground floor mono-pitch roof is a welcomed addition. The front porch extension will marry in with the host property in terms of design and character. The proposed extensions will be constructed with materials to match the host property.

In terms of character, design, materials and scale the proposed extensions are considered acceptable and therefore comply with policies CC7 and H9 of the Reading Borough 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 original rear first floor extension had a projection of 6.2m, a projection considered harmful to residential amenity due to its vast mass of brickwork positioned close to the neighbouring boundary with 212 Kidmore Road. Officers have worked with the agent and applicant to reduce the overall rear projection by almost 2 metres. The amended first floor rear extension now measures 4.2m. The width of the first-floor rear extension has been reduced, and the roof form has been lowered and rearranged to mimic that of the existing property.

Officers do not consider that the first-floor rear projection to be harmful to the residential amenity of 212 Kidmore Rd. The extension has been reduced in size and pulled away from the shared boundary. The first-floor extension has been reduced along the boundary with 208 Kidmore Road to further reduce any overbearing effects.

One new window has been introduced at first floor level along the boundary with no. 208 Kidmore Road; however, this will be on the smaller sale, be serving an ensuite and will therefore be obscure glazed.

The proposed extension is considered acceptable and compliant with policies CC8 and H9 of the Reading Borough Local Plan 2019.

Bats and the Green Network

The preliminary bat roosting assessment identified no sign of bats at the property. The risk of bats being affected by the proposals is minimal. The proposal is therefore considered compliant with policies EN12 and H9 of the Reading Borough Local Plan 2019.

8. 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.

9. RECOMMENDATION

APPROVE

Recommended Conditions:

TL1

AP1
M1
PD2