

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230213/HOU

Address: 122 Kidmore Road, Reading, RG4 7NB

Proposals: Garage conversion with first floor extension above, two storey side extension, part two storey and single storey rear extension

Case Officer: Sian Hickey

Applicant: [REDACTED]

Date received (valid from): 21 March 2023

Target Decision date: 16 May 2023

1. SITE DESCRIPTION

The application site is a two storey detached dwelling with a pitched roof and gable end to the front and rear. There is a double height projecting bay to the front and an attached single storey garage with a hipped roofed single storey extension behind, creating an 'l' shaped form. There is a large rear garden, the property is set off to the side boundaries and set back from the road. The height of the existing property is approximately 8.4m.

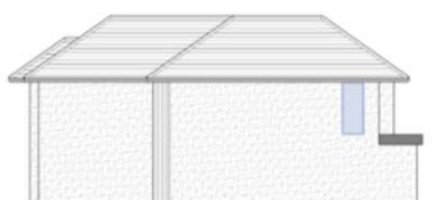
The property is not a listed building, nor does it fall within a conservation area. The surrounding area is predominantly residential. The area comprises a range of styles of detached and semi-detached dwellings, but these are largely of relatively traditional appearance.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to convert the existing double garage into habitable accommodation with a new first floor element above the existing garage, which would also extend above part of the existing single storey rear extension. The proposal also includes a wraparound part two storey and part single storey rear and side extension. The side element would be significantly set back from the front of the property. The single storey rear extension has a flat roof form, and the two storey elements have hipped roofs. The front elevation includes two pitched roofed bay projections.



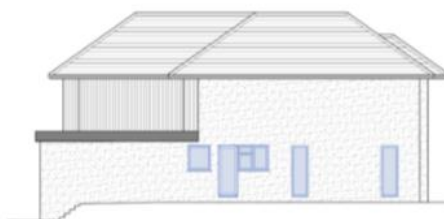
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Plans considered:

Drawing No. 22048.S.PP-01 - Existing Ground Floor Plan
Drawing No. 22048.S.PP-02 - Existing First Floor Plan
Drawing No. 22048.S.PP-03 - Existing Elevation Plans
Drawing No. 22048.S.PP-04 rev B - Proposed Ground Floor Plan
Drawing No. 22048.S.PP-05 rev B - Proposed First Floor Plan
Drawing No. 22048.S.PP-07 - Location Plan
Drawing No. 22048.S.PP-08 rev B - Proposed Block Plan

Received 20th February 2023

Drawing No. 22048.S.PP-06 rev C - Proposed Elevation Plans

Received 11th April 2023

3. RELEVANT PLANNING HISTORY

910193 - Ground floor side extension to provide bedroom, bathroom and utility room. PERMITTED

221201 - Rear extension measuring 8.0m in depth, with a maximum height of 2.80m, and 2.50m in height to eaves level. Notification of the construction of an extension under class A Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. PRIOR APPROVAL NOT REQUIRED

221200 - Garage conversion with first floor extension above, two storey side extension, part two storey and single storey rear extension. - REFUSED

Reasons for refusal:

1. Due to the form, size, bulk, and new roof forms of the proposed extensions, the overall development fails to respect the character of the existing house and results in overly dominant features that would be out of proportion with the host dwelling, and would create a discordant and contrived appearance, particularly when viewed from the side and rear. It is not considered that the extensions would integrate well with the host property and would fail to constitute subservient additions to the property. The uncharacteristic full wall of glass to the rear and the different wall finishes further detract from the appearance of the house and the neighbouring properties. Overall, therefore, the proposal is not considered to present a high quality design, which would be contrary to Policies CC7 and H9 of the Reading Borough Local Plan (2019) and the Council's Supplementary Planning Document Design Guide to House Extensions (2021).

The amended scheme addresses issues raised above, the proposed extensions and roof forms are considered to integrate well with the host property, and the proposed design respects the character of the existing house.

2. The proposed first floor side extension and rear extension breach the 45 degree line to no. 124 Kidmore Road and therefore, there is a potential overbearing effect and loss of light to a habitable room especially as the extension would lie to the south of this neighbouring property. This combined with full height side and rear windows to the two storey wrap around extension would likely cause overlooking and loss of privacy to both

nos. 124 and 120 Kidmore Road which would be contrary to Policies CC8 and H9 of the Reading Borough Local Plan (2019)

The amended scheme has been designed so that it does not breach the 45 degree line of light and the full length rear windows do not wrap around into the side elevation of the property.

3. In the absence of a completed full bat survey report, the impact the proposal would have on bats, which are a protected species and a material consideration in the planning process, cannot be determined. As such, the proposal is not compliant with Policy EN12 of the Reading Borough Local Plan (2019).

The amended scheme includes a Bat Survey.

4. Due to the proximity to two protected Oak trees (T1 and T2 of 393/06), the proposed development, and the assumed associated construction site operation areas which would be required, would be likely to cause immediate damage to trees of high amenity in the area, including through trenching and soil compaction within root protection areas, and as a result of potential pruning to enable development, and by increasing future pressure to prune to maintain clearance to the new extensions. The application does not include a Tree Survey and an Arboricultural Impact Assessment, therefore, it fails to demonstrate lack of harm to existing trees, which is contrary to Policy EN14 of the Reading Borough Local Plan (2019) and to Objectives 5 and 11 of the Council's adopted Tree Strategy (2021).

The amended scheme includes a Tree Survey.

4. CONSULTATIONS

The following addresses were consulted by letter.

27 Wrenfield Drive, Caversham, Reading, Berkshire, RG4 7QE
126 Kidmore Road, Caversham, Reading
120 Kidmore Road, Caversham, Reading, RG4 7NB
124 Kidmore Road, Caversham, Reading, RG4 7NB
31 Wrenfield Drive, Caversham, Reading, RG4 7QE
29 Wrenfield Drive, Caversham, Reading, RG4 7QE
6 Illingworth Avenue, Caversham, Reading, RG4 6RB

Two letters of representation have been received with concerns regarding noise and dust, working hours, contractor vehicle parking and damaging the grass verge.

Officer note: with regards to contractor vehicles, this is not a material consideration, there are no waiting restrictions in place so the council would not be able to enforce against this. This would be a civil matter and the applicant should advise contractors to park with due care and attention. An informative is attached to advise the applicant to avoid the use of the grass verges for development related activity. With regards to noise and dust or working outside reasonable hours, an informative will also be attached to remind the developer that construction and demolition associated with the approved development will be subject to environmental health law.

Trees

The tree report demonstrates that the impact on trees is minimal and how they will be suitably protected during development. As such, there are no objections subject to the attached condition and informatives.

Ecology

The Bat Survey report (Arbtech, February 2023) concludes that the building is unlikely to host roosting bats. As such, since the proposals are unlikely to affect bats or other protected species, there are no objections to this application on ecological grounds.

Transport

Officer note: No comments have been received from RBC Transport, however, the proposed block plan illustrates 3 off road car parking spaces at the front of the property and is therefore in accordance with the Council's current parking standards.

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)
TR3 (Access Traffic and Highway-related Matters)
TR5 (Car and Cycle Parking)
EN12 (Biodiversity and the Green Network)
EN14 (Trees, Hedges and Woodlands)

SPD

Design Guide to House Extensions SPD 2021

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.

Although the overall proposal is large in scale, it is considered that the plot is capable of taking extensions of the proposed size and scale. The application site and surrounding properties have relatively large rear gardens and many of the neighbouring properties have extensions, therefore the proposal is not considered out of character for its location. Furthermore, the road is not considered to have a distinct character, style, or scale of property thus the development is not considered to harm the character and appearance of the surrounding area or any existing building line.

In terms of design, the proposal is considered suitable and respects the host dwelling. The previously refused application would have resulted in a discordant and contrived appearance. The proposed extension would be significantly more in keeping with the existing dwelling and would integrate well. The materials proposed are considered acceptable; there is a variety of cladding within the street.

The proposals are considered acceptable in terms of design, quality and scale and thus comply with Policies CC7 and H9 of the Reading Borough Council Local Plan 2019 and the Design Guide to House Extensions 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 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 first floor aspects of this proposal have been designed to ensure that they comply with the 45 degree rule for sunlight and daylight impact assessment. Due to the positioning of the existing property and proposed extensions, along with the sufficient distance between the extensions and both neighbouring properties, there are no identified risks of the proposals appearing overbearing. There is only one proposed first floor side facing window, this window is located in an en-suite bathroom and would therefore be obscure glazed. Thus, there are no identified risks in relation to privacy and overlooking. Whilst the proposed first floor full height rear facing windows may create new views, it is not considered to be so significantly detrimental to warrant refusal on this basis.

The proposed changes are considered compliant with policies H9 & CC8 of the Reading Borough Council Local Plan (2019).

Trees

Policy EN14 states that Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance. Policy CC7 also sets out considerations for landscaping.

Several trees next door at No. 120 (and overhanging the site) are subject to TPO 393/06. Therefore a condition is attached to ensure protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Tree Report: BS:5837 Tree Survey, Arboricultural Impact Assessment from Ground Control, dated 20th March 2023. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Overall, the proposal is compliant with policies CC7 and EN14 of the Reading Borough 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 and Informatives:

TL1 - Time Limit

AP1 - Approved Plans

M3 - Materials

L7A - Arboricultural Method Statement (as specified)

I23 - Advice to adhere to approved Arboricultural Methods Statement

I24 - Do not damage the grass verge

I25 - ongoing information conditions