



Appeal Decision

Site visit made on 19 September 2017

by H Butcher BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4th October 2017

Appeal Ref: APP/E0345/D/17/3180727

140 Kidmore End Road, Emmer Green, Reading, RG4 8SP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Edwards against the decision of Reading Borough Council.
 - The application Ref 170802, dated 19 May 2017, was refused by notice dated 14 July 2017.
 - The development proposed is extensions and alterations to an existing bungalow including an additional floor.
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Decision

1. The appeal is allowed and planning permission is granted for extensions and alterations to an existing bungalow including an additional floor at 140 Kidmore End Road, Emmer Green, Reading, RG4 8SP in accordance with the terms of the application, Ref 170802, dated 19 May 2017, subject to the conditions in the attached schedule.

Main Issues

2. The main issues are the effect of the extensions and alterations on the character and appearance of the surrounding area and the living conditions of occupiers of 142 Kidmore End Road, having particular regard to matters of outlook.

Reasons

Character and appearance

3. Kidmore End Road is predominantly residential and includes detached bungalows, two storey detached properties, semi-detached properties, and terraces, all of varying ages and styles. The surrounding area to the appeal property is therefore very mixed in character. 140 Kidmore End Road is a detached 'L' shaped bungalow. It is proposed to extend the existing bungalow to create a two storey dwelling.
4. The main 'L' shape footprint of the property is to be retained and added to. Two front gable projections are proposed which would be arranged in a staggered formation therefore they would not compete with each other. Their lower eaves and ridge heights in relation to the main rear two storey section of the property (as extended) would also reduce their visual bulk and massing giving them a subservient appearance. In terms of the visual transition between No 140 and the properties either side, the host property as extended would sit below 138 Kidmore End Road, which is a two storey property on

higher ground, but above 142 Kidmore End Road which is single storey and on lower ground. It would therefore follow the rise of the land in a satisfactory manner.

5. Whilst the proposal would include large areas of glazing I observed similar features on properties in the surrounding area during my site visit. In any event, given the varied character of the streetscene I find no harm with this approach. Nor do I find any harm in respect of the rear elevation which shows varying window and door heights to adapt to the steep nature of the rear of the site.
6. The design of the resulting dwelling is individual and would be a complete departure from the existing bungalow. However it would not be harmful to the character and appearance of the surrounding area. As such I find no conflict with Policies DM9 of the Sites and Detailed Policies Document (2012) (SDPD) or CS7 of the Core Strategy (2008) which, broadly speaking, require development to respect the character and appearance of the area in which they are located. I have also had regard to the National Planning Policy Framework which requires development to take account of local character without stifling originality.

Living conditions

7. No 142 sits on the north-west side of No 140 on slightly lower ground as noted above. The proposal would result in a two storey rear extension, approximately 5m in depth, stretching beyond the rear elevation of No 142. However, a garage is immediately adjacent to this boundary which would create separation between the extension and the main living areas of No 142. Furthermore, this neighbouring property sits askew to the street which means that the impact of this extension in terms of its depth would be minimal towards the main part of the house. No 142 also enjoys a large rear garden.
8. Taking the above points together I find no material harm to the outlook of occupiers of No 142 and as such no conflict with Policy DM4 of the SDPD which seeks to protect the living environment of existing residential properties in terms of, amongst other things, visual dominance and overbearing effects.

Conclusion and conditions

9. In addition to the standard time limit condition I have specified the approved plans as this provides certainty. To ensure a satisfactory appearance I have included a condition requiring the submission of materials and a hard and soft landscaping scheme. To protect the living conditions of occupiers of neighbouring properties I have removed permitted development rights with respect to the insertion of any addition windows in the side elevations of the property and included a condition regarding the hours of construction. Finally, to protect bats, I have included a condition requiring the appellant to obtain a licence for the proposed works. A number of these conditions need to be discharged before work commences on site as they are fundamental to a satisfactory scheme. Subject to these conditions, the appeal is allowed.

Hayley Butcher

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 286-101 Rev A, 305-102 Rev A, 305-103 Rev B, 305-104 Rev B, 305-105 Rev C, 305-106 Rev C, 305-107 Rev B, 305-108 Rev B, 305-109 Rev B.
- 3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) No development shall commence until there has been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping. All planting, seeding or turfing comprised in the approved hard and soft landscaping scheme shall be carried out in the first planting season following the occupation of the dwelling or in accordance with a timetable agreed in writing with the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed on the north-west or south-east side elevations of the property.
- 6) Demolition or construction works and associated deliveries shall take place only between the hours of 08:00 and 18:00 Monday to Friday and 09:00 to 13:00 on Saturdays and not at any time on Sundays or on Bank or Public Holidays without prior approval from the local planning authority.
- 7) No development shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the Council. Thereafter, any mitigation measures approved in the licence shall be implemented and maintained in accordance with the licence. Should conditions at the site change and a licence for development works affecting bats be no longer required, no development shall commence until a report detailing the reasons for this has been submitted to and approved in writing by the Council.