

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 211710/HOU

Address: 57 Silverthorne Drive, Caversham, Reading, RG4 7NR

Proposals: Two storey side extension and single storey rear extension.

Case Officer: James Schofield

Date received (valid from): 18 October 2021 **Target Decision date:** 21 January 2022

1. INTRODUCTION

The application relates to a modern two-storey detached dwelling located on the northern side of Silverthorne Drive. The site has an attached garage on the eastern flank elevation at the ground level. The site includes a reasonably large gravel driveway capable of hosting 2-3 cars. There is no notable vegetation near the eastern side or rear of the dwelling.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for the replacement of the existing garage with a two-storey side extension with gable-ended roof and a single-storey ground floor rear extension with mono-pitched lean-to roof. Plans considered;

Drawing No: ADLEM-0921-01 Proposed Ground Floor Plan
Drawing No: ADLEM-0921-02 Proposed First Floor Plan
Drawing No: ADLEM-0921-03 Proposed Elevations
Drawing No: ADLEM-0921-04 Existing Plans and Elevations
Drawing No: ADLEM-0921-05 Section A-A
Drawing No: ADLEM-0921-06 Section B-B
Drawing No: ADLEM-0921-07 Block & Location Plans
As received 18th of October 2021

3. RELEVANT PLANNING HISTORY

App Ref:	172195
Description:	Single storey rear and two storey side extension
Decision:	Refused 23 rd of March 2018.
Comment:	Refused in part due to proposal of garage forward of the front elevation.
App Ref:	180706
Description:	Construction of a 2 Storey Side Extension. Resubmission of 172195
Decision:	Permitted 22 nd of June 2018, expired 22 nd of June 2021.
Comment:	Similar to this proposal, although quite a bit larger in terms of depth and height to the rear. Hipped roof was proposed over side extension.

4. CONSULTATIONS

4.1 Neighbours

The following addresses were consulted by letter.

201 Kidmore Road, Caversham, Reading, RG4 7NW
55 Silverthorne Drive, Caversham, Reading, Berks
59 Silverthorne Drive, Caversham, Reading, RG4 7NR
199 Kidmore Road, Caversham, Reading, RG4 7NW
203 Kidmore Road, Caversham, Reading, RG4 7NW

No letters of representation have been received. The applicant and/or their agent submitted a form indicating that a Site Notice was displayed on the 5th of November 2021.

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 Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance

Reading Borough Local Plan (adopted 2019)

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

EN12 Biodiversity and the Green Network

H9 House Extensions and Ancillary Accommodation

H10 Private and Communal Outdoor Space

SPG/SPD

Design Guide to House Extensions SPD (adopted 2021)

7. APPRAISAL

7.1 Principle of Development

The application seeks permission for a part single part two-storey rear and side extension to an existing residential dwelling. Such domestic works are supported in principle by Policy H9 (House Extensions and Ancillary Accommodation) of the Local Plan (2019) subject to a number of criteria ensuring the effects of such extensions and alterations respect its context and are not harmful. These considerations will be examined in more detail in the following sections.

7.2 Character, scale and siting

Local Policy CC7 states that, development must be of a high design quality that maintains and enhances the character and appearance of the area in Reading in which it is located. Policy H9 states that an extension will be acceptable where it: respects the character of the house, respects the pattern of neighbouring properties, and does not present a large blank façade to public areas.

The proposed two-storey side extension is set back and down from the main dwelling and would remain subordinate to the main dwelling. The design detail and materials proposed appear to be in keeping with that of the original dwelling.

As such, the proposal accords with the aims of policies CC7 and H9 of the Local Plan (2019) with respect to character, scale and siting.

7.3 Amenity

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. Policy H10 aims to ensure suitable outdoor private and communal outdoor amenity space is prioritised in development decision. The proposal includes a single-storey rear extension. The SPD 'Design Guide to House Extensions' provides guidance on design considerations for single-storey rear extensions, which outlines that the design should not detract from the existing dwelling, not encroach on a line taken 45 degrees from the mid-point of the nearest neighbouring habitable room, should avoid reducing back-to-back distance for dwellings like these to less than 20 meters, and should not harm common building lines or positive repeating design features.

The extension would by virtue of its siting and scale not impede upon any 45-degree line of sight from neighbouring windows. Siting and height of the proposed single-storey rear extension would ensure no significant overshadowing would result for neighbouring sites. The proposal would introduce a new first floor window slightly closer to number 59 Silverthorne Drive. However, reviewing photographs of the site, it is clear this window would be set back behind the rear wall of number 59 Silverthorne Drive and as such there would be no worsening of overlooking or privacy issues resulting from it. The only new side facing windows proposed are at the ground floor serving rooms labelled as 'Utility' and 'Study'. It is considered a condition requiring these windows to be obscure glazed would be sufficient for protecting the privacy of residents and neighbours. The ground floor window facing the street (south elevation) is considered to have no meaningful impact on the privacy of occupants or neighbouring outdoor amenity space. The proposed first floor window facing the street would serve a new ensuite toilet and shower-room. This window could be included in the previously mentioned condition in order to protect the amenity of residents. Over half of the existing private outdoor amenity space would be maintained if the proposal were to be built.

Further to this analysis, the proposal is considered to accord with the aims of policy CC8 and H10 of the Local Plan (2019).

7.4 Biodiversity and sustainability

Part 'b' of Policy EN12 indicates that all development sites should not result in a net loss of biodiversity or geodiversity, and should provide a net gain for biodiversity wherever possible through new tree planting, wildlife friendly landscaping and other ecological enhancements. These aims are supported by Policy H9 which states that an extension will only be acceptable where it does not result in the loss of biodiversity within gardens.

The proposal is not considered likely to result in a net loss of biodiversity or geodiversity. As such the proposal is considered to accord with the biodiversity and sustainability considerations of Policies H9 and EN12 of the local plan.

8. CONCLUSION

The proposed development has been assessed and the proposed works are in accordance with the above relevant policies and planning permission can be granted.

9. RECOMMENDATION

GRANT

10. CONDITIONS

1. Standard time limit (TL1)
2. Standard approved plans (AP1)
3. Materials to match (M1)

4. Obscure glazed window

APPENDIX

Site photographs.





