

## **DELEGATED APPLICATION REPORT**

**Application No:** 211300/HOU

**Address:** 7 Silverthorne Drive, Reading

**Proposal:** First floor side extension with flat roof

**Case officer:** Ethne Humphreys

**Target Date:** 05/10/2021

### **Site Description and Surrounding Area:**

The application site relates to a chalet-form semi-detached property located on the northern side of Silverthorne Drive, which is one of a number of similar properties in the street. There is a slight change in site levels and No.7 is set slightly lower than No.5 Silverthorne Drive to the west.

The property is not a listed building or located within a conservation area.

### **Proposal:**

This is an application for a dormer style side roof extension. The proposed materials would match those of the host dwelling.

### **Plans Considered:**

Drawing No: Site Location Plan RE/7SD/P/06

Drawing No: Existing Block/Site Plan RE/7SD/P/05

Drawing No: Existing Floor Plans RE/7SD/P/01

Drawing No: Existing Elevations RE/7SD/P/03

Drawing No: Proposed Block/Site Plan RE/7SD/P/06

Drawing No: Proposed Floor Plans RE/7SD/P/02

Drawing No: Proposed Elevations RE/7SD/P/04

Received 7<sup>th</sup> August 2021

### **Relevant Planning History:**

None.

### **Consultation Responses:**

None.

Neighbour letters were sent to adjoining properties at No's 5 and 9 Silverthorne Drive and No. 45 Shepherds Lane. No neighbour letters of representation received.

### **Summary of discussions with applicant/agent:**

None. No formal pre-application advice was sought prior to the submission of this application.

### **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.

### **Relevant Planning Policy and Guidance**

The following local and national planning policy and guidance is relevant to this application:

#### **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

#### **Supplementary Planning Guidance**

A Design Guide to House Extensions (2021)

### **Appraisal**

The main issues are considered to be:

- Design, impact on the host dwelling, character of the area and street scene
- Impact on neighbouring amenity

#### **Design, impact on the host dwelling, character of the area and street scene**

Policy CC7 Seeks that all development is of high-quality design and maintains and enhances the character and appearance of the area within which it is located. Policy H9 seeks that houses extensions should respect the character of the host dwelling, character and pattern of surrounding dwellings and the area in terms of scale, design and any important existing building line.

Given the nature of the proposals there would be no increase in the actual footprint of the dwelling. The proposed extension would be deep, almost the depth of the house, and it would be minimally set back from the principle elevation. The proposal has a slightly over-scaled appearance as a result. However, it would be well set-down from the main ridgeline and the extension would be nearly identical to that of the adjoining No.9 Silverthorne Drive; indeed, the extension would reinstate the symmetry of this pair of semis. It is noted that large dormer windows are characteristic of the wider street scene, including No's 8, 10, 19 and 21 Silverthorne Drive. Further to this, No's 4 and 6 Silverthorne Drive, opposite, have been extended to a greater extent where their first floor side extensions are not subordinate and appear as two storey flat roof elements rather than a dormer addition.

Given the above, whilst it would be preferable for the extension to be set further back from the principle elevation, no significant harm to the character and appearance of the host property would occur. The extension would be clad in materials to match those of the host property which would aid its integration and it would be in keeping with the character of the street scene in this instance.

In overall terms the proposals are considered to comply with the both Policies H9 and H10 and also the overriding design Policy CC7.

#### Impact on neighbouring amenity

Policy CC8 seeks that proposals should not cause a significant detrimental impact to the living environment of existing or new residential properties.

The neighbouring property potentially affected by the proposals is No.5 Silverthorne Drive, to the west of the site. This property has the benefit of a side dormer extension although it is not so deep as that proposed. Whilst deep, the height of the extension and flat roof would ensure the proposal would not result in any overbearing effects to the occupiers of this adjacent property. A high level window is proposed in the flank elevation facing No.5. Given this would serve a bathroom a condition is recommended to be attached to ensure that it is obscure glazed above 1.7m so as to not result in any material loss of privacy.

Therefore, in overall terms it is considered that the proposals comply with Policy CC8.

#### Other matters

There is a street tree at the front of the site. An informative is recommended to be attached to advise the applicant to avoid use of the grass verge for development related activity which could potentially harm this street tree.

#### Conclusion

Having regard to the material considerations and all matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission subject to conditions.

**RECOMMENDATION: GRANT subject to conditions and informatives**