

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Mapledurham

App Ref: 200405/HOU

Address: 40 Silverthorne Drive, Caversham, Reading, RG4 7NS

Proposals: Single storey rear extension to detached house. Conversion of garage to form wet room and utility room.

Case Officer: Mr David Brett

Applicant: Mr & Mrs Jones

Date received (valid from): 12/03/2020

Target Decision date: 07/05/2020

1. INTRODUCTION

The site comprises a 1950s two storey detached dwelling located in a rectangular plot on the southern side of Silverthorne Drive, Mapledurham. The surrounding area is predominantly medium density residential, with similarly designed properties most of which are detached or semi-detached. The surrounding area is constant in appearance and character. The front of the proposal site is set back from the highway, with the front elevation obscured by a large hedge. There are protected trees within the rear garden of number 42 Silverthorne Drive.

A site visit for this application was not possible due to the Coronavirus lockdown. The agent supplied site photos on 07/05/2020. These photos were used for the purpose of determining this application.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed development is for a single storey rear extension to detached house. Conversion of garage to form wet room and utility room.

Plans considered:

- Existing Floor Plans and Elevations - 201907/01
- Existing Ground Floor Plan - 201907/02
- Proposed Ground Floor Plan - 201907/03
- Proposed First Floor Plan - 201907/04
- Proposed Section A-A - 201907/05
- Proposed Section B-B - 201907/06
- Proposed Floor Plans and Elevations - 201907/07
- ~~Proposed Site and Location Plans - 201907/08~~

Received on 12/03/2020

- Proposed Site and Location Plans - 201907/08A

Received on 22/04/2020

3. RELEVANT PLANNING HISTORY

None

4. CONSULTATIONS

4.1 *The following addresses were consulted by letter.*

38 Silverthorne Drive, Caversham, Reading, RG4 7NS - No response has been received

42 Silverthorne Drive, Caversham, Reading, RG4 7NS - No response has been received

47 Silverthorne Drive, Caversham, Reading, RG4 7NR - No response has been received
57 Conisboro Avenue, Caversham, Reading, RG4 7JF - No response has been received
Reading Borough Council, Transport - Response received on 20/04/2020

- *The proposed extension will result in the loss of the garage and therefore the loss of a parking space.*
- *Plans have not been provided illustrating the proposed parking layout following the loss of the garage. Revised plans are required illustrating the proposed parking layout for 2 vehicles including the access.*
- *Any adjustments to the existing dropped crossing or loss of the grass verge will require a license form the Highways Department.*
- *Please ask the applicant to submit revised plans so that the application can be fully determined.*

Reading Borough Council, Trees - Response received on Wednesday 25th March 2020

- *The development site is over 18m from the trees so on this occasion, I would not think that tree protection conditions are necessary.*
 - Trees in question:

Order Number	Address	Location	Tree Number	Tree Species
244/07	42 Silverthorne Drive	rear garden	T2	Tilia spp
244/07	42 Silverthorne Drive	rear garden	T1	Pinus spp

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 (Adopted November 2019)

CC8 Safeguarding Amenity
H9 House Extensions and Ancillary Accommodation
H10 Private and Communal Outdoor Space

SPG/SPD

A Design Guide to House Extensions SPG

7. APPRAISAL

7.1 House Extensions and Ancillary Accommodation

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and appearance of the house in terms of scale and locations.*
 - Proposed Rear Extension
 - The proposed rear extension has a depth of 3.4m and has a width of 9.16m, the overall footprint of being 31.1m². The footprint of the existing dwelling (including existing integrated garage, and existing conservatory to be demolished within this proposal) is 83.4m². The footprint of the existing conservatory is 17.45m², meaning the proposed rear extension represents an increase of the overall footprint of the existing dwelling by 13.65m².
 - The depth of the proposed rear extension is considered acceptable in relation to guidance specified within A Design Guide to House Extensions SPG. The guidance specifies that rear extensions to detached dwellings with a depth of more than 4m are not usually considered acceptable.
 - The proposed rear extension will have a ground to eaves height of 2.45m, with a step down to the garden from the proposed bifold doors to the rear of the proposal.
 - Overall, the proposed single storey rear extension is considered appropriate in terms of respecting the character and appearance of the existing dwelling in terms of size, scale and location.
 - Proposed Garage Conversion
 - The existing garage is to be converted to a part wet room, part store. The proposed conversion will not increase the overall footprint of the existing dwelling. It is considered that the proposed garage conversion would not detrimentally impact the overall character and appearance of the existing dwelling.



1. Garage to be converted. Image retrieved from Google Maps on 07/05/2020

7.2 Safeguarding Amenity

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

- *Respects the character and pattern of neighbouring properties and appearance of the street as a whole in terms of scale, location, materials and design, the arrangement of doors, windows and other principal architectural features and any important existing building line.*
 - Proposed Rear Extension
 - It has been specified within this proposal that materials including bricks, roof tiles, windows, and doors have been selected to match the existing dwelling.
 - The width of the proposed single storey rear extension reaches both sides of the existing dwelling, however, the proposal will still be set off the side boundaries to both 38 and 42 Silverthorne Drive.

- Proposed Garage Conversion
 - The existing garage door is to be bricked up and replaced with a window. The proposed window is situated 1m from the ground, with a width of 2.25m and a height of 0.85m. The proposed window and brickwork to replace the existing garage door is considered to respect the character and appearance of the existing dwelling and street scene.

This proposal has also been assessed against Reading Borough Local Plan policy CC8: Safeguarding Amenity, which states that proposals are acceptable where they will not cause a detrimental impact on the living environment of existing residential properties with regard to:

- *Privacy and overlooking*
- *Access to sunlight and daylight*
- *Visual dominance and overbearing effects of a development*
- *Harm to outlook*

- Proposed Rear Extension

- There are ground floor side elevation windows at 38 Silverthorne Drive. One of these windows serves a bathroom, the other a garage. As these windows do not serve habitable rooms, it is considered that this proposal would not detrimentally harm the living conditions at 38 Silverthorne Drive in terms of loss of light or outlook. These windows at 38 Silverthorne Drive serve a first-floor bathroom, ground floor bathroom, and garage.



2. Windows to the side elevation of 38 Silverthorne Road. Photos received from agent on 07/05/2020

- The proposed rear extension is not considered to detrimentally impact the living conditions at 42 Silverthorne Drive. This is due to the separation

distance of the proposal from the nearest habitable room at 42 Silverthorne Drive.

- The proposed rear extension will be set off the side boundaries to 38 and 42 Silverthorne Drive by 1m (measurements taken from 'Rear, South Elevation' as illustrated on drawing 201907/07). As such; the size, scale and location of this aspect of the proposal is not considered to harm amenity to neighbouring residents.
- The proposed rear extension is considered acceptable in relation to guidance specified within A Design Guide to House Extensions SPG. The guidance specifies proposals are considered acceptable where they safeguard the outlook for neighbouring residents.
- Proposed Garage Conversion
 - The proposed garage conversion is considered not to detrimentally impact neighbouring properties in terms of privacy, loss of light, visual dominance or harm to outlook. This is due to the nature and scale of this proposal.

7.3 Loss of Biodiversity

In accordance with Reading Borough Local Plan policy H9: House Extensions and Ancillary Accommodation, house extension proposals are acceptable where it:

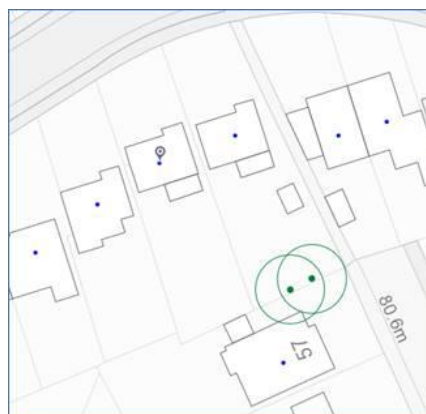
- *Does not result in a loss of biodiversity within gardens.*
 - It is considered that this proposal does not represent a loss in private outdoor space that would result in the area of the related dwelling being larger than the related private outdoor space. The proposal would also not represent a loss of biodiversity to the point of refusal.

This proposal has also been assessed against Reading Borough Local Plan policy H10: Private and Communal Outdoor Space, which states that:

- *Usable outdoor space for houses should be no less than the gross floor area of the dwelling. To which it relates.*
 - It is considered that this proposal will not represent an unacceptable loss in private outdoor space. As the size of the private outdoor space will still be larger than the usable floor space of the dwelling on the ground floor.

7.4 Trees

There are two protected trees in the rear garden at number 42 Silverthorne Drive. These trees were brought to the attention of the Tress Officer at Reading Borough Council. It is considered that due to the separation distance (18m) between the two protected trees and the proposed works at 40 Silverthorne Drive that tree protection conditions are not necessary.



3. *Two protected trees at number 42 Silverthorne Drive as indicated in green.*

8. CONCLUSION

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

9. RECOMMENDATION

GRANT

10. CONDITIONS

TL1: Time Limit (Standard)

The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

AP1: Approved Plans

The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Plans considered:

- Existing Floor Plans and Elevations - 201907/01
- Existing Ground Floor Plan - 201907/02
- Proposed Ground Floor Plan - 201907/03
- Proposed First Floor Plan - 201907/04
- Proposed Section A-A - 201907/05
- Proposed Section B-B - 201907/06
- Proposed Floor Plans and Elevations - 201907/07

Received on 12/03/2020

- Proposed Site and Location Plans - 201907/08A

Received on 22/04/2020

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

M3: Materials (As Specified)

The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with policies CC7 and H9 of the Reading Borough Local Plan 2019.

11. INFORMATIVES

IF1: Positive and Proactive Working - approval

The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

IF5: Terms

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

IF6: Building Control

Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

IF7: Complaints about construction

Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

IF8: Encroachment

During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall