

DELEGATED APPLICATION REPORT

Address: 57 Silverthorne Drive

Application No: 180706 / HOU

Proposal: Two storey side and rear extension

Applicant: Ranvir Garcha

Date received (valid from): 26/04/2018

Target Decision date: 21/06/2018

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a two storey detached dwelling on the north side of Silverthorne Drive. The application property has a single garage and a distinctive asymmetrical pitched roof.

The dwellings along Silverthorne Drive, although all built during a similar period with similar architecture, are not all identical with a range of types of properties including linked detached houses, linked semi-detached and chalet style houses.

2. The Proposal

This application is a resubmission of application no. 172195 (see Relevant Planning History below).

A householder planning permission is for two storey side extension. The existing garage would be demolished and a two storey side extension that projects 2.5m from the existing side elevation of the living room is proposed. The extension would be 7.7m deep and set back 1m from the existing front elevation. The roof of the proposed extension would join the main roof 0.3m below the ridge to create an intersecting hip roof form.

There would be two roof lights in the front roof slope of the proposed extension.

3. Consultation

Neighbours consultation:

No.s 55 and 59 Silverthorne Drive and 199 and 201 Kidmore Road have been notified of the application on the 30th April 2018.

No responses have been received.

Transport:

RBC Transport Development Control provided the following comments:

This application consists of a side extension to provide an additional bedroom and bathroom and to provide a utility room and study to the ground floor. The proposed side extension will result in the loss of the garage; this will result in the loss of 1 off road parking space.

Drawing SD 10 illustrates 3 parking spaces to be provided at the front of the property accessed via an existing dropped kerb; this would be in accordance with the Councils current standards.

Transport do not have any objections to this application.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

Drawing No.:

- SD 104 - Roof Plans
- SD 105 - Front Elevation
- SD 105 - Proposed Rear Elevation
- SD 106 - Side Elevations
- SD 107 - Existing Front and Rear Elevations
- SD 107 - Existing Front and Rear Elevations

As received: 26/04/2018

- 001 - Existing Location and Block Plans
- 002 - Proposed Location and Block Plans
- 003 - Proposed Site and Parking Plan

As received: 18/06/2018

- SD 101 - Ground Floor Plans
- SD 102 - 1st Floor Plans

As received: 21/06/2018

5. Relevant Planning History

172195 - HOU - Single storey rear and two storey side extension - Application Refused

6. 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.

7. Relevant Planning Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015) and 'Sites and Detailed Policies Document' 2012 (Altered 2015).

The 'National Planning Policy framework' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;

National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)

DM9 (House Extensions and Ancillary Accommodation)

DM10 (Amenity Space)

Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

9. Appraisal

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

One of the reasons for refusal for the previous application at this site (172195 - see Relevant Planning History above) was:

'The proposed roof form and siting of the garage forward of the existing dwelling would detract from the simple and uncluttered appearance of the host property, and are unsympathetic to its distinctive character. This poor relationship between the proposal and the original house would result in a detrimental impact on the unique character and pattern of neighbouring properties and the street scene, contrary to Core Strategy Policy CS7 (Design and the Public Realm) and the Sites and Detailed Policies Document Policy DM9 (House Extensions and Ancillary Accommodation).'

It is considered that this application, by proposing a simple roof form with no ground floor projections, has overcome the above reason for refusal.

Considering the scale of the proposed extension, and the varied design and scale of the properties along Silverthorne Drive, this proposal would not be significantly out of character with the host dwelling or surrounding area. The proposal would project from the existing side elevation of the living room by 2.5m, which is the same as the existing garage. The existing gap to the boundary with no.55 Silverthorne Drive would be retained. As such, the proposal would retain the appearance of spaciousness and would not appear unduly cramped.

The proposed extension would be set back from the existing front elevation by 1m, would maintain the existing gap to the boundary with no.29 Silverthorne Drive and set down from the existing ridgeline by 0.3m. As such the extension would appear subservient to the host dwelling and is in accordance with the supplementary planning guidance. Further, made with materials to match existing, the proposal is considered to respect the character and pattern of the host dwelling and surrounding area.

The host dwelling would retain sufficient amenity space to the rear elevation, which is considered adequate for a dwelling of this size and relative to the character of amenity spaces to surrounding dwellings.

The proposal would accord with Policies, CS7, DM9 and DM10.

Impact on neighbouring amenity

The neighbouring properties potentially affected by the proposal are no.s 55 and 59 Silverthorne Drive, located to the north west and south east of the application site respectively.

The proposed development is to the south east of the application property and therefore would not have any impact on the amenity of no. 55 in terms of privacy, overshadowing or visual dominance.

Regarding no.59, it is proposed that the side extension would be set back from the existing front elevation by 1m. Combining this with the 0.7m gap to the boundary with no.59, that no.59 is set off the boundary by a similar distance and that the existing first floor side facing window at no.59 does not serve a habitable room; the proposal is not considered to have a significant detrimental impact upon the amenity of no.59 in terms of overbearing or visual dominance.

No first floor windows are proposed in the south east side elevation. A small circular roof light is proposed in the roof slope facing no.59. Given the high level nature of roof lights and the modest scale of the proposed roof light, it is considered there are no significant detrimental effects of the proposal, in relation to no.59, in terms of privacy or overlooking. To protect the future amenity of no.59 a condition is recommended stating that no windows, other than those shown on the approved plans shall at any time be

placed in the south side elevation of the building/extension hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

The proposal is in accord with Policies DM4 and DM9.

Other Issues

Community Infrastructure Levy

The proposal is not liable for the Community Infrastructure Levy (CIL).

Plans

The following was a reason for refusal for application 172195:

‘The floor plans and elevation plans submitted do not match in terms of windows shown, and the exact nature of the proposed roof is not clearly discernible from the drawings submitted. As such the plans fail to demonstrate an acceptable design that integrates satisfactorily with the existing dwelling and surrounding area.’

Whilst there were inaccuracies and inconsistencies within the plans originally submitted with this application, specifically with relation to the location of the boundaries of the application site, these have been corrected through the submission of amended plans. As such failure of the plans to demonstrate acceptable design is no longer considered a valid reason for refusal.

Contaminated land

As the application site is located on formally contaminated land it is considered necessary to attach the following condition:

Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development not previously identified, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority. Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

10. Recommendation

GRANT planning permission subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall match those of the existing building.

Reason: To ensure that the new development appears in keeping with the existing building, in the interests of the character of the area, in accordance Policy DM9 of the Sites and Detailed Policies Document 2012 (altered 2015).

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

Drawing No.:

- SD 104 - Roof Plans
- SD 105 - Front Elevation
- SD 105 - Proposed Rear Elevation
- SD 106 - Side Elevations

As received: 26/04/2018

- 002 - Proposed Location and Block Plans
- 003 - Proposed Site and Parking Plan

As received: 18/06/2018

- SD 101 - Ground Floor Plans
- SD 102 - 1st Floor Plans

As received: 21/06/2018

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the first floor South East elevation of the side extension element hereby permitted, without the grant of a separate planning permission from the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4

5. In the event that contamination is found at any time when carrying out the approved development not previously identified, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority. Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

Informatives

1. 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.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. Highways
 - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
5. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.