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RIBA 
Chartered Practice

Planning Department
Reading Borough Council
Reading Borough Council Civic Offices, Bridge Street, Reading, RG1 2LU

December 2025

Dear Sir / Madam,

Planning Application – 42 Silverthorne Drive, Caversham, Reading, RG4 7NS

Please find enclosed the drawings and Design and Access Statement for the proposed works at the above property.

If you have any queries relating to this submission please feel free to contact me – I would be happy to discuss in further detail.

Yours sincerely,



Nic Williams
Director

1.00 DESIGN & ACCESS STATEMENT

1.01 Site and Surroundings

The application site is a detached residence, located on the Southern side of Silverthorne Drive in Caversham.

The property is not located in an Area of Outstanding Natural Beauty, it is not in a Conservation Area and is not listed.

The exterior of the property comprises brick walls under a tiled pitched roof.



Photos – Existing Front & Rear Elevations

1.02 Design

The proposal is for:

- a replacement single storey rear extension.
- new rooflights to main roof and new bathroom window to front elevation.
- add external insulation to the front and rear dormer walls and roof.
- enclosed front porch.

Style and Materiality

The style and materiality of the proposed works will remain in-keeping with the character of the existing property and area – the proposal aims to respect and compliment the nature of the locality.

Trees

There are two trees at the edge of the property boundary (to the rear) that have TPOs - although the works are not within the vicinity of the trees. Please refer to the separate Tree Survey that is included within this application.

Highways

No impact.

Approach

All care of the existing building will be taken into account when carrying out the works. The works will be carried out to a high standard and aim to preserve and enhance the property.

1.03 Planning Policy

The proposal has been designed in response to the principles set out in the following documents:

- National Planning Policy Framework – Department for Communities and Local Government – March 2012
- Design Guide to House Extensions - Supplementary Planning Document, adopted March 2021 - Reading Borough Council.

The proposal aims to be sympathetic to and complement the existing dwelling.

2.00 ACCESS

The proposed works are to an existing residential property and access to the site will not be altered.