

DELEGATED APPLICATION REPORT

Ward: Caversham Heights Ward

App Ref: PL/26/0155 Householder planning permission

Address: 42 SILVERTHORNE DRIVE, CAVERSHAM, READING, RG4 7NS

Proposal: Enlargement of the existing single storey side and rear extension; erection of a front porch; and installation of two rooflights and one front window. External insulation to the front and rear dormer walls and roof. (amended)

Applicant: Ravi Gogna and Angela Goode

Received date: 05/02/2026

Target Decision date: 02/04/2026

Case Officer: Huimin Chen

1. SITE DESCRIPTION

The application site is a detached bungalow with single-storey front projection and rear extension, as well as front and rear dormers. The site benefits from a large plot, including a generous front driveway and a spacious rear garden. A narrow pedestrian path is located to the east of the application site. The site is situated to the south of Silverthorne Drive, which is mainly characterised by detached residential properties.

Two trees at the bottom of the rear garden are protected by a Tree Preservation Order (TPO 244/07).



Figures 1 & 2: Front and rear views of 42 Silverthorne Drive, taken 27/02/2026

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks to enlarge the existing single-storey rear extension to the western side and rear by approximately 71 cm and 1 m respectively, resulting in a width and depth of approximately 6.29 m and 3.42 m. The existing side projection would also be extended towards the frontage by approximately 2.45 m. The proposed single-storey side and rear extension would have a shallower sloping roof and a part-gable roof to the east. The proposed eaves height would be approximately 2.6 m, with an overall height of approximately 4.2 m. The development would reconfigure the internal layout to provide a larger kitchen, dining area, and a utility room. The proposed single-storey extension would include a rear-facing floor-to-ceiling door, a bay window, and a west-facing window. In addition, one east-facing ground-floor window would be installed in the eastern elevation of the main house to serve the WC.

With regard to the new front porch along the existing western wall of the front projection, it would measure ca 1.35 m in depth and 2 m in width and would provide access to the existing internal hallway. The proposed porch would have a gable roof with an eaves height of approximately 2.6 m and an overall height of approximately 3.6 m. It would be enclosed by pillars and glazing.

The proposal also includes two rooflights to the main roof, external insulation, and one front-facing window to the dormers.

Based on the submitted Design and Access Statement, the proposed materials would remain in keeping with the existing property.



Figures 3-6: Existing and proposed floor plans and elevations submitted

Plans/documents submitted:

- Drawing No. SU_001 REV.IF1 – Location plan
- Drawing No. SU_002 REV.IF1 – Existing block plan
- Drawing No. SU_100 REV.IF1 – Existing plans, dated 27/06/25.
- Drawing No. SU_200 REV.IF1 – Existing elevations, dated 27/06/25.
- Drawing No. SU_300 REV.IF1 – Existing section, dated 27/06/25.
- Drawing No. 01_100 REV.PL1 – Proposed plans
- Drawing No. 01_200 REV.PL1 – Proposed elevations
- Drawing No. 01_300 REV.PL1 – Proposed section
- Drawing No. 01_002 REV.IF1 – Proposed block plan
- Design and access statement prepared by ellisclare, dated 12/2025

- Sustainability appraisal prepared by ellisclare, dated 12/2025
- Tree Survey, B.S. 5837 Arboricultural Report Implications Assessment and Method Statement, prepared by Simon Hawkins Dip Arb L6 (ABC) N.D Arbor M. Arbor. A., dated 10/12/2025. Received 05/02/2026.

Planning history

None.

3. CONSULTATIONS

- RBC Natural Environment – no objection subject to conditions.

I can confirm I have no objections to the application subject to Condition L7A (AMS).

With reference to the B.S. 5837 Arboricultural Report Implications Assessment and Method Statement, 10th December 2025, produced by Merewood Arboricultural Consultancy Services, and the associated Tree Protection Plan, December 2025, I note no tree removals, facilitative pruning or excavation within RPAs are required, and the tree protection shown in the TPP adequately protects the trees which is certainly positive. The report correctly identifies that there is a Tree Preservation Order applicable to the property (TPO 244/07), hence informative I15 would be appropriate.

- RBC Transport Development Control – No objection.

There are no Transport objections to this application. The proposed works do not change the existing on site parking provision or existing provision.

- Site Notice: A site notice was displayed near the application site. The 21-day consultation period was from 27 February 2026 to 20 March 2026. No letters of representation have been received.

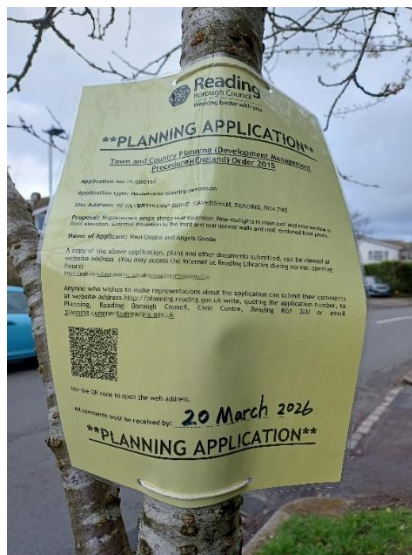


Fig 7: Site Notice photo

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.

4. 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 (NPPF)

National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

H9: House Extensions and Ancillary Accommodation

H10: Private and Communal Outdoor Space

EN14: Trees, Hedges and Woodland

SPD

Design Guide to House Extensions Supplementary Planning Document (2021)

Local Plan Update

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A pre-submission draft was submitted to the Secretary of State on the 9th of May 2025 and is currently at examination.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.

Officer advice in respect of the Local Plan policies pertinent to this application listed above is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the appraisal below and are not considered to be ‘out of date’.

5. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and does not present an overbearing impact on neighbours or a large blank façade to public areas. Policy CC7 also sets out relevant considerations for design.

The proposed single-storey side and rear extension would project less than 4m from the rear wall, which is within the recommended depth set out in the Design Guide to House Extensions 2021. Although the existing side projection would extend approximately 2.5m towards the front of the property, its width would remain unchanged from the existing arrangement. The proposed roof form would be largely consistent with that of the existing dwelling, and all proposed materials would be in keeping with those of the host property. As such, the proposed single-storey side and rear extension would not significantly alter the appearance of the existing property and is considered to respect the character and appearance of the host dwelling.

In addition, the proposed front porch would be small in scale and would feature a lower gable roof forming a cross-roof integrated with the existing single-storey front projection. While it is acknowledged that the front porch would introduce a new element to the front elevation of this small group of properties (nos. 38–42), it is not considered that the proposal would cause significant harm to the character and appearance of the host dwelling or the street scene. This is due to its modest scale, lower roof height, and lightweight enclosed design, incorporating floor-to-ceiling glazing and slender pillars, which would retain the visual impression of an open porch.

The proposed insulation works would apply only to the building fabric of the existing front and rear dormers. These works would not alter the appearance or character of the dormers, aside from a marginal increase in thickness. The proposed insertion of windows and doors is considered appropriate in terms of their positioning and choice of materials.

Overall, the proposal is considered acceptable in terms of visual amenity and is compliant with Policies CC7 and H9 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. 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.

There are no identified risks in terms of overlooking, overbearing impact, or loss of light to neighbouring properties, given that the application site comprises a detached dwelling and that the proposed side and rear extension would be single-storey in height. In addition, the separation distance between the proposed rear extension and No. 40 would be approximately 5m, which is considered sufficient to prevent any harmful impact on residential amenity. Between Nos. 42 and 44, an intervening pedestrian path provides visual and physical separation, and the existing distance between the properties is approximately 3.8m, further reducing the likelihood of any adverse amenity impacts.

No harm to residential amenity would arise from the proposed front porch, having regard to its modest scale and central positioning on the front elevation.

Sufficient private outdoor amenity space would be retained following completion of the proposed development.

Therefore, the proposal is considered to comply with Policies H9, CC8 and H10 of the Reading Borough Local Plan 2019.

Other Matters: Parking and Tree

The Transport consultee has confirmed that the proposal is acceptable, as no changes would be made to the existing on-site parking arrangements.



Two trees located at the bottom of the rear garden are protected by a Tree Preservation Order. The submitted Arboricultural Impact Assessment and Tree Protection Plan demonstrate that no development is proposed within the identified root protection areas. As such, there is no objection to the proposal from a Natural Environment perspective. A planning condition would be imposed to secure the installation and retention of appropriate tree protection measures for the duration of construction works, ensuring that no works take place within the RPAs that could potentially harm the protected trees.

6. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

7. RECOMMENDATION

Approve with Conditions

Recommended Conditions:

Time limit

Approved plans

Materials (To Match)

Arboricultural Method Statement (As Specified)