



Planning Committee Meeting

Thursday, 14th October 2021

21/0043 Matters for Information Only

a. Planning decisions/notices from West Berkshire Council

21/01712/HOUSE: 1 Gordon Palmer Close, Mortimer, Reading, West Berkshire, RG7 3PZ

Part retrospective application to convert garage to residential accommodation for purposes incidental to existing dwelling. Erection of shed and retention of existing shed.

GRANTED – 14 September 2021

SMPC Comments

No objections.

21/01042/HOUSE: 70 Victoria Road, Mortimer, Reading, West Berkshire, RG7 3xx

Proposed erection of detached double garage. *(Amended garage plans, with lower elevations submitted together with tree protection plan in August 2021)*

GRANTED – 15 September 2021 *(including condition on use and safeguarding of tree on site).*

SMPC Comments

No objection in principle:

- Access may be tight.
- Height is of concern in comparison to house and surrounding buildings.
- SMPC would request that a condition is attached such that the building cannot be used for a trade such as the motor trade but only as a home office.

21/02007/HOUSE: 7 Spring Lane, Mortimer, Reading, West Berkshire, RG7 3RT

Erection of a single storey rear extension.

GRANTED – 22 September 2021

SMPC Comments

No objections.

21/01924/HOUSE: Lane House Cottage, Mortimer Lane, Mortimer, Reading RG7 3PP

Householder application for the proposed two storey extension of a garage/office with insertion of 3 roof lights and 1 window. As well as raising the ridge.

GRANTED – 6 October 2021 *(including conditions on the use of the ground and first floor, and restriction on windows on south-east and south-west elevations).*

SMPC Comments

No objections in principle. However, as per a previous application on the site (21/00598/HOUSE), the Parish Council would want to see a condition included that the ground floor of the garage shall be used solely for ancillary and/or incidental residential purposes to the enjoyment of the existing dwelling, and no trade, business or commercial enterprise shall be carried on, in or from the garage other than for purposes that are ancillary to the enjoyment of the main dwelling, nor shall it be used for additional bedroom accommodation or for any form of human habitation.

21/02014/HOUSE: 51 Windmill Road, Mortimer, Reading, West Berkshire, RG7 3RJ

Front porch (replacing storm porch) and two storey rear extension.

GRANTED – 6 October 2021

SMPC Comments

No objections but the Committee would have liked to see the parking plan.

21/01065/FULD: 9-15 Victoria Road, Mortimer Common, Reading, West Berkshire, RG7

Erection of 2 x 1 bed and 2 x 2 bed apartments with associated parking and infrastructure following reconfiguration of existing retail car park (accessed from King Street) and creation of new loading bay with associated alterations to shop frontage (accessed from Victoria Road). Section 73 application to vary Conditions 4 (servicing/loading bay construction), 6 (delivery management plan), 7 (construction method statement), 8 (sustainable drainage), and 18 (written scheme of archaeological investigation), and removal of Condition 2 (approved plans), 22 (trolley storage areas for retail use), 23 (secure TRO or highways mitigation) of previously approved application 19/01038/FULD.

WITHDRAWN – 13 October 2021

SMPC Comments

This application is very similar to 19/01038/FULD where planning permission was granted with 11 pages of qualifications. SMPC is concerned that by submitting a new application some of these qualifications could now be avoided.

A major concern with the original application was the transfer of a loading bay to Victoria Road. SMPC now understands that all loading/unloading will continue to be at the rear off King Street and this is regarded as a major improvement; for the avoidance of doubt, it would be good if this aspect was stated in the granting of any permission.

The following comments which SMPC made on the original application apply equally to this one:

- The proposed parking layout still shows very narrow parking bays, less than WBC's standard of 2.4 metres; we believe they are only 1.8 metres wide.
- The private parking area for the new apartments shows 6 spaces, whereas the total required is 6.5 spaces (2 x 1.5 and 2 x 1.75). The Committee believes therefore there should be 7 spaces provided.
- The amenity space is small, certainly less than the size of the ground floor apartments, and appears to be below the recommended mixture of 25sqm per apartment, i.e. 100sqm in total.