



## Planning Committee Meeting

Thursday, 28<sup>th</sup> October 2021

### 21/0056 Matters for Information Only

#### a. Planning decisions/notices from West Berkshire Council

##### **21/01885/HOUSE: Bowood, The Street, Mortimer, Reading, West Berkshire, RG7 3NR**

2 storey side extension plus refurbishment/rebuild of rear single storey WC/utility to improve its standard.

**GRANTED** – 21 October 2021

**SMPC Comments:** No objections but the Committee noted there was no parking plan included in drawings.

##### **21/01662/COND1: 1 Butlers Lands Farm Cottages, Mortimer Lane, Mortimer, Reading**

Application for approval of details reserved by conditions 4 (Materials schedule) and 5 (Hard surfacing details) of planning permission 20/02785/HOUSE - Single storey rear and side extension.

**GRANTED** – 20 October 2021.

##### **21/02141/HOUSE: Old Police Station, The Street, Mortimer, Reading, West Berkshire, RG7 3PB**

Removal of existing 1970s conservatory; construction of two-storey and first floor rear extensions; replace existing garage with home office and log store; replacement carport.

**GRANTED** – 20 October 2021

**SMPC Comments:** No objections in principal but would like confirmation that adequate parking spaces are available as per Stratfield Mortimer NDP Policy GD2 (Mortimer parking standard under 9.2.2 Internal & External Access and Parking) as number of bedrooms is being increased to four. The Committee observed that there was no orange site notice in place.

##### **21/02180/HOUSE: Treloar, Loves Wood, Mortimer Common, Reading RG7 2JX**

New side extension, adjustments to windows and doors, amendments to existing external materials.

**GRANTED** – 18 October 2021

**SMPC Comments:** No objections in principal but the Committee queried the nature of the rooms at the front left of the dwelling as not labelled on the floorplan and number of car parking spaces not included on site plan (Stratfield Mortimer NDP Policy GD2 Mortimer parking standard under 9.2.2 Internal & External Access and Parking). The Committee observed that there was no orange site notice in place.

**21/00563/FULD: Land at 72 Windmill Road, Mortimer, Reading, West Berkshire**

Proposed new dwelling.

**REFUSED** – 20 October 2021

**SMPC Comments:** The Committee objected to this proposal on the following points:

1. The application does not make it clear that the access lane belongs to the owners of 56 Windmill Rd.
2. It was unclear whether a Certificate B had been issued as the landowner of the access lane advised they had not been served any notice of this;
3. The orange site notice had been placed at the bottom of the 65 m private access lane (and around a corner) so is not viewable by the public at all.
4. It would be overdevelopment of the plot as the house and carport would take up some three quarters of the area and the development was close to the boundary to another proposed development to the south. SMPC NDP policies HD4 and GD1 refer. When considered together with the narrow lane access and the adjacent development 20/03014/FUL (which has now been granted permission), the proposal is very cramped from all directions.
5. The Committee disagrees with Highways comments for the following reasons:
  - a. The access serves 4 (not 2) existing garages/properties: No 56 (who own the access, 72, 62 and 64. Even though 72 would no longer have access if this was built, the calculations should be based on 4 houses as there would be the new house in addition to 56, 62 and 64.
  - b. as the private access lane is only 2.52 m wide (at the entrance) there are concerns that construction vehicle access to the site will be difficult and detrimental to neighbouring residents, and cause access problems for the landowner of the access lane and to their garage at the rear of 56 Windmill Road and for access to the garages of 62 and 64.
  - c. The narrowness of the access lane would also be a cause of concern for access required by emergency vehicles to the proposed dwelling. Reference to Manual- for Streets and noting the lane is 65m so probably 75m to proposed house entrance from highway “6.7.3 The Association of Chief Fire Officers has expanded upon and clarified these requirements as follows:
    - a 3.7 m carriageway (kerb to kerb) is required for operating space at the scene of a fire. Simply to reach a fire, the access route could be reduced to 2.75 m over short distances, provided the pump appliance can get to within 45 m of dwelling entrances;
    - if an authority or developer wishes to reduce the running carriageway width to below 3.7 m, they should consult the local Fire Safety Officer;”
6. The stretch of Windmill Rd around the entrance of the access lane typically has a lot of parked cars; this has increased during the day with more people working from home.

7. There were concerns about the proposed services being run through 72 Windmill Road to the new property and there were no drainage diagrams shown on the plans although they are referred to in application.