



Full Council Meeting

Thursday, 10th February 2022

21/21/120 4 Planning decisions and information from West Berkshire Council

Decisions

21/02660/HOUSE: 12 The Avenue, Mortimer Common, Reading, West Berkshire, RG7 3QY

Single storey rear extension and first floor chalet bungalow extension with addition of front porch.

GRANTED – 13 January 2022

The rooflight windows at first floor level in the south elevation shall be fitted with obscure glass before the development hereby permitted is occupied. The obscure glazing shall be permanently retained in that condition thereafter. No windows/dormer windows shall be constructed at first floor level on the side elevations of the development hereby permitted, without planning permission. The Parish Council's comments are noted, however, the Highways Authority had no issues with the scheme and haven't requested a parking layout drawing. Adequate space is available to the front of the dwelling as noted by the Parish Council.

SMPC Comments: No objection. However, the Committee points out that the proposed floor plan of the ground floor shows a dotted line in front of the existing bay window (bottom left of plan). This is not shown on the existing floor plan. It is not clear what is proposed in this part of the building to the left of the new porch. The plans create an additional bedroom (from 2 to 3) and therefore requires additional car parking. The site is large enough to accommodate this but no parking layout has been submitted.

21/02907/HOUSE: 58 The Avenue, Mortimer Common, Reading, West Berkshire, RG7 3QX

Demolition of existing garage, Proposed Rear and Side extension with Linked two bay garage.

GRANTED – 13 January 2022.

SMPC Comments: No objections but the Committee would like:

- Confirmation that no CIL is due.
- Confirmation that the vegetation on the western side of the property boundary will not be adversely affected by the development.
- A condition that the garage/store/gym building does not become a separate dwelling in the future.

21/03036/PASSHE: 30 Leighfield, Mortimer Common, Reading, West Berkshire, RG7 3TT

Demolition of a single storey rear extension. New single storey rear extension 5.30m beyond rear wall x 3.10m maximum height x 3.00m at eaves.

Planning Permission NOT REQUIRED – 13 January 2022

21/02985/HOUSE: 5 Windmill Road, Mortimer Common, Reading, West Berkshire RG7 3RN

Garden Room.

GRANTED – 21 January 2022

SMPC Comments: No objections.

21/02863/HOUSE: 72 Windmill Road, Mortimer Common, Reading, West Berkshire RG7 3RL

Retrospective entrance gates.

GRANTS RETROSPECTIVE– 1 February 2022

SMPC Comments: The Committee noted that these gates had been in situ for a while already and had no objections in principal but agreed they were not in keeping with the street scene. Had this not been a retrospective application, the Committee would have objected on these grounds.

Updated Comments on 17.12.2021:

Please note that in considering the minutes of the Planning Committee held on the 25th November 2021, for clarity, members of the Committee agreed to amend the comment regarding the above planning application as follows:

Were this a correctly timed (i.e. before the gates were installed) application, the Committee might have been mindful to object on the basis of not in keeping with the street scene, as it would not wish to see such gates all the way along the road. As the gates have been in situ for over a year with no one calling them to the Committee's attention, the Committee has no objection to permission being granted in this case. This does not set a precedent.

21/03100/HOUSE: Oakleaves, The Street, Mortimer Common, Reading, West Berkshire RG7 3RN

Garden Room.

GRANTED – 2 February 2022 *(includes Condition 4 relating to tree protection)*

SMPC Comments: No objections but the Committee would like to query whether the large oak tree observed at the front of the property was within falling distance of the dwelling as this was not mentioned in section 6 of the application form.

21/03274/TELE28: Street Record 1, Longmoor Lane, Mortimer Common, Reading, West Berkshire

The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 - BT intends to install fixed line broadband electronic communications apparatus. (restore service to Bridge Farm location)

NOT REQUIRED – 26 January 2022

21/03275/TELE28: Street Record 2, Longmoor Lane, Mortimer Common, Reading, West Berkshire

The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 - BT intends to install fixed line broadband electronic communications apparatus. (restore service to Bridge Farm location)

NOT REQUIRED – 26 January 2022

21/02347/RESMAJ: Land South of Tower Gardens, The Street, Mortimer Common, Reading, West Berkshire

Approval of Reserved matters for details of the appearance, landscaping, and scale of the approved residential development for Phase 2a comprising 16 houses including affordable housing and associated landscaping. Reserved Matters is submitted pursuant to the Outline Planning Permission 17/03004/OUTMAJ as varied by the S73 Application 19/00981/OUTMAJ)

GRANTED – 4 February 2022

SMPC Comments: The Committee reviewed the drawings and plans and had no objections in principle. Overall, the details were as expected from the earlier outline application.