



Full Council Meeting
Thursday, 18th May 2023
23/018 a

Planning decisions and information from West Berkshire Council

West Berkshire Council Decisions

22/02529/COND: Manns Farm, Nightingale Lane, Mortimer, Reading West Berkshire RG7 3PS

Application for Approval of Details Reserved by Conditions 5 (CMS), 6 (Emergency Plan Outline), 8 (Energy Statement), 9 (Drainage), 14 (Electric Charging Point) and 17 (Detailed Emergency Plan) of planning permission 22/01080/FUL - Conversion of existing farm building and replacement of existing to provide a 'Wellness Centre' (Use Class E(e) and E(d)).

GRANTED – 14 April 2023

23/00775/NONMA: 45A Windmill Road Mortimer Common Reading RG7 3RJ

Application for a Non-Material Amendment Following a Grant of Planning Permission 22/02675/HOUSE - Single storey rear extension and full width rear dormer at loft level. Various changes to doors and windows. Amendments: Wider opening at rear of extension for sliding glass doors. Wrap over window size adjusted to suit. Side elevation window WF.01 amended in size. New external SVP.

APPROVED – 14 April 2023

23/00245/CERTE: 2 Church Farm Barns, The Street, Mortimer, Reading, West Berkshire

Residential use of an infill extension to connect the main household to the garage. After four years an application may be made for a certificate.

LAWFUL – 17 April 2023

SMPC Comments: No objections.

23/00321/HOUSE: 5 Briar Lea Road, Mortimer Common, Reading, RG7 3SA

Side Two Storey Extension.

GRANTED – 19 April 2023

SMPC Comments: No objections.

23/00400/HOUSE: 58 The Avenue, Mortimer Common, Reading, RG7 3QX

Reduction of size and scope on previously granted proposal. Single storey rear extension, first floor extension with car port below and demolition of current garage.

GRANTED – 19 April 2023

SMPC Comments: No objections.

23/00532/COND: Park Cottage, The Street, Mortimer, Reading, West Berkshire

Application for Approval of Details Reserved by Condition 4 (Tree Protection Scheme) of planning permission 22/01610/HOUSE - Erection of a single storey rear extension.

APPROVED – 28 April 2023

23/00072/RESMAJ: Park Cottage, The Street, Mortimer, Reading, West Berkshire

Approval of reserved matters following Outline Permission 19/00981/OUTMAJ [Section 73: Variation of condition 6-approved plans of approved application 17/03004/OUTMAJ: This outline application comprises two parts: Part a) The erection of 110 dwellings including affordable housing, public open space and associated landscaping with all matters reserved other than access and layout; Part b) The erection of a 3FE Infant School and 900sq m GP surgery (Use Class D1) with shared parking area with all matters reserved other than access.] Matters seeking consent: Appearance, Landscaping, Layout and Scale.

REFUSED – 28 April 2023 (*proposed retaining wall and associated works is unacceptable due to the visual impact and fails to incorporate areas of usable, accessible open space*)

SMPC Comments: SMPC are very pleased with the planting and seeding program and the tree and shrub palette.

- SMPC strongly approve the recent change to the central access path from mown grass to hoggin and the addition of low safety railing around the ponds.
- With regard to the proposed retaining wall, SMPC object on the ground of appearance, safety (including the danger to adults and children of a 5 m high wall from aspects both above and below), and future maintenance. Concern was raised as to whether the structural integrity of the wall could be affected by permit-ting development which involved digging foundations in rear gardens adjacent to the wall. In particular, the current planning committee would not wish to recommend adoption of the open space by SMPC in the future because of this extensive wall. From the site visit we have understood that similar walls will be proposed around the south side of Phase 3. These are not on the current drawings for this application or 23/00297/RESMAJ but really should be considered together.
- The top of the wall is (of necessity) at approximately the same altitude throughout its length. The height of visible face of the wall therefore depends on the existing ground levels. Behind plot 51 the maximum height of the wall is 5.0 m with a considerable length above 4 m. Behind plots 54 /55 the maximum height is 3.8 m but with a considerable length above 3 m. The large heights are the main basis of our objections above.

Policy SDB1 of the Stratfield Mortimer Neighbourhood Development Plan starts that: "The Site will develop a high quality development in accordance with the following parameters:"

One of those parameters states:

"Incorporate areas of useable, accessible open space, utilising the natural topography to create a 'soft' edge to the residential development with attractive views in-to and from the surrounding countryside."

The proposed wall does not meet the second part of that sentence.

- Had the necessary difference in heights been solved, for example, by a short length of steeper slope covering the wall face, SMPC would have likely come to a different conclusion.

23/00518/HOUSE: 16 Windmill Road, Mortimer Common, Reading, RG7 3RN

Construction of single storey rear extension with Lantern.

GRANTED – 12 May 2023 *(The proposals are of an acceptable scale and design and the extension is considered subservient to the host property in line with guidance contained within WBC's SPG 'House Extensions'. While the use of cladding does not match the redbrick exterior of the existing dwelling, the proposed extension is sited at the rear and out of view of the street scene. The impact on the character of the area is therefore acceptable.)*

SMPC Comments: The Committee had reservations on the appearance of the proposed rear extension as it was noted there was inconsistency between drawings for the proposed elevations [FPA101238 01 E] which illustrated new composite cladding to the walls of the extension and the proposed floorplans drawing [FPA101238 02 E] that did not indicate cladding but brick. Can this be clarified? Overall, the Committee felt the proposed extension did not fit in with the existing dwelling. (Stratfield Mortimer NDP – Policy 9.2.5 Building Design and Style GD5).