

CASE OFFICER'S (CIR) REPORT ON APPLICATION NUMBER 23/02956/HOUSE



**Site: 29 King Street
Mortimer Common
Reading
RG7 3RS**

MEMBER EXPIRY DATE - 07.02.2024
EXTENSION OF TIME - 28.03.2024

INTRODUCTION

This householder application seeks planning permission for a single storey rear extension with a roof light in the existing single storey rear element. The extension would have a depth of 6 metres and a width of 3.9 metres. The flat roof of the extension would be approximately 2.84 metres high at the highest point, sloping to 2.76 metres to the south elevation. The proposals include a new roofing to add insulation over the existing dining room, which would match the height of the proposed. The roof light project approximately 166mm above the plane of the flat roof.

PLANNING HISTORY

00/57031/FUL - Single storey rear extension - Approved

PROCEDURAL MATTERS

EIA:

Given the nature and scale of this householder development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

Publicity:

Site notice displayed on 08.02.2024 to the front of the application site; the deadline for representations expired on 29.02.2024.

CIL:

Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).

Based on the CIL PAIR form it does not appear that the proposed development would be CIL liable. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

CONSTRAINTS AND DESIGNATIONS

Within the settlement boundary of Mortimer (Rural Service Centre under Policy ADPP1)
AWE Burghfield buffer/outer zone for restricted development
Minerals safeguarding area
Amber zone for great crested newts
Historic environment record on land to the rear of the site
Public right of way (footpath) STRA/37/1 along rear site boundary
Thames Basin Heath SPA 10km

PLANNING POLICY

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant policies of the statutory development plan for West Berkshire are listed below. These policies can be read online at www.westberks.gov.uk/planningpolicy.

West Berkshire Core Strategy 2006-2026
Policies: ADPP1, ADPP6, CS13, CS14, CS16, CS17, CS18, CS19

Housing Site Allocations DPD 2006-2026
Policies: P1

West Berkshire District Local Plan 1991-2006 Saved Policies 2007
Policies: OVS.6

Relevant material considerations include:

- The National Planning Policy Framework
- The Planning Practice Guidance (PPG)
- Quality Design SPD (2006)
- House Extensions SPG (2004)
- Sustainable Drainage Systems Supplementary Planning Document - December 2018

CONSULTATION RESPONSES

Stratfield Mortimer Parish Council: The Committee have no objections in principle, but do have concerns about the parking if this proposed development increases the number of bedrooms at the property and support Highways comments (seeking a car parking layout in accordance with WBC Policy P1).

Highways Authority - following submission of amended plans: The car parking requirement for this dwelling is increased from 2 driveway spaces to 2.5 driveway spaces. The parking shown on the attached is very tight but as the additional car parking requirement is only 0.5 space, nothing further is requested. No highway objections. Informatives requested: HI 3 Damage to footways, cycleways and verges and HI 4 Damage to the carriageway.

Archaeology: Thank you for the consultation. This property backs onto the open space that was Mortimer Fairground, and there are cropmarks which probably represent a Roman road crossing the

land as well as other later features, but the proposal is very small scale and is not likely to have a major archaeological impact.

Tree Officer: No objection. Tree protection informative provided.

Lead Local Flood Authority: Please note that, in order to prioritise Major Applications, we will no longer be providing comments on applications that are a single dwelling or less and not at risk of flooding. Whilst we will not be providing a formal response, please see some advice for the applicant in their assessment of the management of surface water. We expect all new developments (or where there is an increase in the footprint of the building) to utilise SuDS features where feasible.

Advice for the Applicant: We would hope that consideration would be given to the use of SuDS features that provide a control of rainfall at source. This would include features such as water butts and raised planters where a small volume of runoff would be contained for use in local irrigation of garden plants. For more information on SuDS features, reference should be made to PolicyCS16 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Sustainable Drainage Systems (2018). Reference should also be made to the Environment Agency Standing Advice. Further information regarding SuDS can be found in C753 The SuDS Manual which is available for free online. The British Geological Survey (BGS) mapping indicates the underlying geology comprises clay; we do not advise infiltration devices in these areas. Please carryout an infiltration test prior to construction and always ensure there is an alternative to discharge surface water runoff from the site (i.e. connection to a watercourse, or surface water sewer) when conceptualising the proposal.

Joint Emergency Planning: Emergency Planning have reviewed this application and since it is outside the DEPZ of either AWE site have no adverse comments to make.

Office for Nuclear Regulation: No comment on the planning application as it does not meet ONR's consultation criteria.

Great Crested Newt Officer, Public Rights of Way, Ramblers, Ecology, Natural England: No response received at time of recommendation.

PUBLIC CONSULTATION RESPONSES

Total received: 0

PRINCIPLE OF DEVELOPMENT

The application site is located within the settlement boundary of Mortimer Common. ADPP1 of the Core Strategy defines Mortimer Common as a Rural Service Centre. Rural Service Centres are defined as having a range of services and reasonable public transport provision. The principle of development for a householder extension in this location is considered acceptable.

DESIGN, CHARACTER AND APPEARANCE

Policy CS14 seeks to ensure that proposals respect the character and local distinctiveness of the area. Policy CS19 seeks to ensure that development is appropriate in terms of location, scale and design as well as the conservation, and where appropriate, enhancement of heritage assets including conservation areas.

The existing dwelling has a single storey, flat roof rear element along the shared boundary with the adjoining neighbour. The proposed extension would increase the length of this element, with part of the existing roof height increased. The design would be similar in appearance to the existing.

Whilst the extension would result in a long, single storey rear element to the original two storey dwelling, due to the length of the plot, it is not considered to be overdevelopment of the site. As such, on balance, the proposed extension is considered to be acceptable with respect to current development plan policies relating to design, character and appearance.

A condition securing the materials as stated is recommended to be attached to any permission granted.

NEIGHBOURING AMENITY

Policy CS14 of the West Berkshire Core Strategy states that new development must contribute to the quality of life in West Berkshire. SPD Quality Design - West Berkshire outlines considerations to be taken into account with regard to residential amenity, and SPG 04/2 House Extensions provides guidance in this respect. Policy OVS.6 of the West Berkshire Local Plan Saved Policies considers the potential noise impact of development.

The proposed extension would be to the south of the adjoining neighbour, and would result in some additional overshadowing of the neighbour to the north. This would include to a window on the end of the neighbouring property. However, there are other windows also serving the neighbour, and, on balance, the extension is not considered to result in demonstrable harm to neighbouring amenity.

The extension would be visible above the boundary treatment between the application site and the adjoining neighbour; however, this is not considered to result in an overbearing impact sufficient to warrant refusal of the application.

The proposed extension would not result in a loss of privacy to neighbouring amenity.

A condition restricting the hours of work during the construction phase is recommended to be attached to any permission granted.

The application is, on balance, considered to be in accordance with current development plan policies relating to neighbouring amenity.

HIGHWAY MATTERS

Policy CS13 of the Core Strategy sets out highway requirements. Policy P1 of the Housing Site Allocations Development Plan Document sets out the residential car parking levels for the district.

During the course of the application amended plans were submitted, which were considered to be acceptable by the Council's Highway Officer. Informatives relating to damage to footways, cycleways and verges and damage to the carriageway were requested and are recommended to be attached to any permission granted.

FLOODING AND DRAINAGE

Policy CS16 of the Core Strategy states that development within areas of flood risk from any source of flooding, including Critical Drainage Areas and areas with a history of groundwater or surface water flooding, will only be accepted if it is demonstrated that it is appropriate at that location, and that there

are no suitable and available alternative sites at a lower flood risk. On all development sites surface water is required to be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).

The Lead Local Flood Authority did not provide comments regarding the proposed extension, as the property is not at risk of flooding. Advice for the applicant was provided regarding the management of surface water and this is recommended to be attached to any permission granted as an informative.

ECOLOGY

Policy CS17 states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced.

Informatives drawing the applicant's attention to the protect status of bats and nesting birds are recommended to be attached to any permission granted.

TREES

Policy CS18 of the Core Strategy states that the District's green infrastructure will be protected and enhanced whilst policy CS14 requires development proposals to respect the landscape and biodiversity of the surrounding area.

The Council's Tree Officer raised no objection to the proposal. A tree protection informative was provided and is recommended to be attached to any permission granted.

PERMITTED DEVELOPMENT

According to paragraph 53 of the NPPF, planning conditions should not be used to restrict permitted development rights unless there is clear justification to do so. It is not considered necessary to remove or restrict permitted development rights in order to make the proposals acceptable.

PLANNING BALANCE AND CONCLUSION

For the reasons given above it is considered that, on balance, the proposals are in accordance with current development plan policies and advice contained within the NPPF. The application is therefore recommended for approval subject to conditions.