

**CASE OFFICER'S (LR) REPORT
ON APPLICATION NUMBER
24/00296/HOUSE**



**Site: 17 Stephens Firs
Mortimer
Reading
RG7 3UY**

MEMBER EXPIRY DATE - 27th March 2024

PRE-COMMENCEMENT CONDITIONS

N/A

INTRODUCTION

This householder application seeks planning permission for a single-storey rear extension, an enclosed entrance porch to the front with a front-facing gable, as well as a single-storey side extension to incorporate garage space, following the removal of the existing lean-to.

The dimensions of each of the different elements are:

Rear extension - 2.4 x 6 x 5m (H x W x D)

Garage - 2.5 x 2.6 x 6.5m (H x W x D)

Porch - 3.5 x 2.5 x 1.5m (H x W x D)

PLANNING HISTORY

N/A

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 28th March; the deadline for representations expired on 20th April.

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). 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

Settlement boundary of Mortimer
AWE (A) middle emergency planning zone

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 (Spatial Strategy), ADPP6 (East Kennet Valley), CS14 (Design Principles) and CS19 (Historic Environment and Landscape Character)

Housing Site Allocations DPD 2006-2026

Policies: P1 (Residential Parking for New Development)

The following are relevant material considerations:

- The National Planning Policy Framework (2023) (NPPF)
- The Planning Practice Guidance (PPG)
- Quality Design SPD (2006)
- Stratfield Mortimer Neighbourhood Development Plan (2017)
- Stratfield Mortimer Village Design Statement (2007)

CONSULTATION RESPONSES

Stratfield Mortimer Parish Council: Comments below:

The planning committee noted the comment by Highways and questioned whether it takes into account the fact that one of the parking spaces offered is within a garage and would therefore not normally be counted under policy P1. For a 4-bedroom house as per policy P1 there should be 3 parking spaces and one cannot be a garage.

Highways Authority: No objection

PUBLIC CONSULTATION RESPONSES

Total received: 0

Object: N/A

Support: N/A

Ambivalent: N/A

Summary of representations:

N/A

PRINCIPLE OF DEVELOPMENT

The application site is located within the settlement boundary of Mortimer. Policy ADPP1 of the West Berkshire Core Strategy identifies Mortimer as a rural service centre, where appropriate development can provide an opportunity to strengthen the role in meeting the requirements of the surrounding communities. Policy ADPP6 provides the spatial strategy for the East Kennet Valley, which advises that Mortimer is one of the locations within the area that are to be the focus of development. It is therefore considered that the principle of this development would be acceptable, and compliant with Policies ADPP1 and ADPP6 of the West Berkshire Core Strategy, subject to the proposal meeting the other detailed requirements set out below.

DESIGN, CHARACTER AND APPEARANCE

Forming part of the West Berkshire Core Strategy, Policies CS14 and CS19 relate to design and impacts on the character and appearance of the area. Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. Furthermore, it is expected that the design and layout of any development are relative to the wider context, having regard to not just to the immediate area, but also the wider locality. Development should contribute positively to local distinctiveness and sense of place. Policy CS19 seeks development that ensures the diversity and local distinctiveness of the landscape character of West Berkshire is conserved and enhanced.

The WBC house extensions SPG (2004) states that, inter alia, 'extensions to the rear of the property are the least likely to have a major impact on the house and surroundings,' and 'side extensions should be sympathetically designed to appear subservient to the main house.'

Given that the rear extension has negligible impact on the character and appearance of the area due to its location, and the side extension to incorporate a garage is subservient to the host dwelling, it is considered that the overall design of the proposal is acceptable. Furthermore, the materials and style of the extensions are in keeping with the main house and are also considered acceptable.

It is therefore considered that the scheme complies with the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy with regards to the design, character and appearance of the proposal.

NEIGHBOURING AMENITY

The NPPF states that planning should create places with a high standard of amenity for all existing and future users. Policy CS14 states that development should make a positive contribution to the quality of life. As such amenity is an important consideration.

The assessment considered the impact on neighbouring amenity in terms of

- Sunlight / daylight
- Overlooking / privacy
- Overbearing impact
- Noise and disturbance

The proposal has been assessed against the above metrics. It is considered that, due to the nature of the proposal, as well as the orientation and topography of the plot, there are limited negative impacts relating to neighbouring amenity.

It is therefore considered that the proposal accords with Policy CS14 of the West Berkshire Core Strategy with regards to neighbouring amenity.

HIGHWAYS MATTERS

Policy P1 of the Housing Site Allocations DPD outlines the parking requirements for residential development.

Whilst there is some covered parking area (not currently being utilised as such) that is to be replaced by a garage, not typically considered as a parking space under Policy P1, there is no increase in the number of bedrooms within the property. Notwithstanding this, there remains a large area to the front of the dwelling that could allow vehicles to park.

The Highways Authority have raised no objection to the proposed development. Therefore, the parking for the extended dwelling is considered to comply with Policy P1.

PLANNING BALANCE AND CONCLUSION

For the reasons given above it is considered that the proposal accords with the provisions of the National Planning Policy Framework, Policies ADPP1, ADPP6, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Policy P1 of the Housing Site Allocations DPD. Recommend Approval.