

# **CASE OFFICER'S (DTO) REPORT ON APPLICATION NUMBER 24/00455/HOUSE**



**Site: 17 Damson Drive  
Mortimer  
Reading  
RG7 3WZ**

MEMBER EXPIRY DATE - 15/05/2024

## **INTRODUCTION**

This householder application seeks retrospective planning permission for 2 no. outbuildings within the rear garden to be used as storage and as a chicken coop.

## **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 12 April 2024; the deadline for representations expired on 9 May 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).

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](http://www.westberks.gov.uk/cil)

## **CONSTRAINTS AND DESIGNATIONS**

Within the settlement boundary of Mortimer  
AWE Burghfield Buffer (5km)  
Tree Preservation Order

## **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](http://www.westberks.gov.uk/planningpolicy).

West Berkshire Core Strategy 2006-2026  
Policies: ADPP1, ADPP6, CS8, CS14, CS19

Housing Site Allocations DPD 2006-2026  
Policies: P1

The following are relevant material considerations:

- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)
- WBC House Extensions SPG (2004)

## CONSULTATION RESPONSES

Stratfield Mortimer Parish Council: No objection

The planning committee do not see any objections to the sheds in planning terms. Any questions as to what they are used for are not considered a matter for planning but rather for Environmental Health.

Environmental Health: No objection

Enforcement: No comments were received

## PUBLIC CONSULTATION RESPONSES

Total received: 3

Support: 1

Objection: 2

Summary of Representation:

Support:

Live opposite and am the only neighbour who overlooks chicken coups. The coups are vigilantly cleaned daily and are well fed and cared for. Have seen no evidence of rats in or around the coups.

Objection:

Objects to application due to smell, flies and rats that the chickens attract. Also noted waste from chickens being burnt and toxic smoke means can't open the windows.

## PRINCIPLE OF DEVELOPMENT

The site is within the defined settlement boundary of Mortimer where the principle in favour of development is established.

## DESIGN, CHARACTER AND APPEARANCE

The application site is situated within an established housing estate in Mortimer. The scale, design and materials of the outbuildings are considered acceptable and have limited impact on the character

and appearance of the area. Regarding the chickens, the Environmental Health team were consulted for this application, and they had no objections.

#### NEIGHBOURING AMENITY

It is considered there will be limited impact on neighbouring amenity.

#### HIGHWAY MATTERS

There will be limited impact to highway safety.

#### TREES

There is no impact on surrounding trees from the position of these outbuildings.

#### PLANNING BALANCE AND CONCLUSION

For the reasons given above it is considered that the proposal accords with the criteria of the National Planning Policy Framework and Policy CS14 of the West Berkshire Core Strategy (2006-2026).  
Recommend Approval.

Copy for Stratfield Mortimer Parish Council  
Parish Council Office  
Mortimer Library  
27 Victoria Road  
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RG7 3SH