



## Full Council

Thursday, 13 June 2024

24/032

### Planning decisions and information from West Berkshire Council

#### West Berkshire Council Decisions

##### **23/02038/FUL: 9 Windmill Road Mortimer Common Reading RG7 3RN**

Erection of 4 no. 3 bed dwellings.

**APPROVED** subject to conditions – 29 May 2024

**SMPC Comments:** The recent comments of WBC Highways regarding what is said to be compliance with P1 are noted but the Committee wishes to point out what appears to be a lacuna in the policy relating to parking and thus a policy question, and also a specific question for Highways on their response.

If an existing property has the benefit of parking in accordance with P1, but then transfers that parking area to a developer to form part of a new adjacent development site - such that the new site has parking spaces in accordance with P1 but having lost its parking, the donor property no longer complies with P1 - how does WBC treat the loss of parking from the donor property?

In the instant case the applicant says: *"The new plans show 9 car parking spaces to the new development and also a space to No.9 Windmill road. By providing this additional space to No.9, in effect a tenth space is being provided so the net effect is the same as what is being asked for and a betterment is created given the existing dwelling has no parking at all. We believe that this is actually a better solution to just providing 10 spaces to the new development. Any future owner of No.9 in all likelihood is going to own a car and if we did not provide off street parking then they would be parking on the street (as in all probability the previous owner was). We believe that this is actually a better balance overall because looking at census data only 8% of households locally have 3 cars or vans whereas statistically 38% of homes locally have only 1 car or van. So, this is more likely to provide a better balance to the scheme as a whole and the surrounding area."*

(First, of course, the applicant appears to be seeking to re-write P1 by reference to statistics. The Committee suggests that P1 should be strictly adhered to unless there are exceptional circumstances - as allowed for in the policy - which doesn't appear to be the case here. The applicant has chosen to put four houses on this site whereas they could easily put (eg) three and increase the space available for parking.)

The applicant can't have it both ways. Either the tenth space is for No 9, in which case the new development has nine spaces and fails to comply with P1, or the new development has ten spaces and complies, but No 9 has no parking (and if it does have parking it should have at least two spaces for compliance with P1). On this point, it is disingenuous when the applicant says that No 9 didn't

have any parking – it benefitted from off-road parking on a field large enough for (now) four houses!

**24/00262/HOUSE: 16 The Crescent Mortimer Common Reading RG7 3RU**

Single storey rear extension, garage conversion and front extension to garage to provide covered car port with associated fenestration and new chimney flue.

**APPROVED** – subject to conditions - 23 May 2024

**SMPC Comments:** The planning committee does not understand the comments from Highways. According to the plans there appears to be a garage door at the front of property not set back within the car port space. Also, the car port together with the remaining drive does not appear to be long enough to accommodate two cars in a row. Other than this there are no further objections.

**24/00455/HOUSE: 17 Damson Drive Mortimer Reading RG7 3WZ**

Retrospective: Application for the erection of 2 no. outbuildings in the rear garden of the house to be used for storage and chicken coop.

**APPROVED** – 6 June 2024

**SMPC Comments:** The planning committee do not see any objections to the sheds in planning terms. Any questions as to what they are being used for we do not consider a matter for planning but rather a matter for Environmental health.

**24/01040/NONMAT: 60 Stephens Firs Mortimer Reading RG7 3UY**

Non material amendment to approved 22/01414/HOUSE - Erection of front porch, re-roof front elevation of garage, conversion of garage to habitable accommodation, minor internal alterations and erection of garden room. Amendment -change to false pitch roof.

**APPROVED** – 6 June 2024

**24/00762/TPW: 93 Victoria Road Mortimer Common RG7 3XD**

2x Oak: Reduce height and spread of trees by approx 25% (equal to 3-4m crown reduction), leaving cuts no greater than 50mm and finishing height of trees at 16m.

**APPROVED** – 7 June 2024