

# CASE OFFICER'S (DTO) REPORT ON APPLICATION NUMBER 24/02026/HOUSE



**Site: 12 Loves Wood  
Mortimer Common  
Reading  
RG7 2JX**

MEMBER EXPIRY DATE - 13 November 2024  
EXTENSION OF TIME AGREED - 11 December 2024  
PRE-DEVELOPMENT CONDITION AGREED - 15 November 2024

## INTRODUCTION

This householder application seeks planning permission for first floor front and single storey rear extensions and alterations.

## PLANNING HISTORY

04/01488/HOUSE - First floor bedroom 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 24 October 2024; the deadline for representations expired on 14 November 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 Common  
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

Highways Authority: No objection

Emergency Planning: No adverse comments

Trees: No objection subject to pre-development condition - agreed

The application is for extensions/ alterations to the existing dwelling. It sits within an area of semi-mature to mature trees under TPO 25. These will require protection during any development work, which can be secured by condition. Consideration should be given to the use of cranes or other lifting equipment used for roof trusses etc near trees, and this will require advice from an Arboriculturist. Therefore, I have no objections to the development subject to Condition.

Archaeology: No objection

This proposal is for relatively small scale alterations to an existing house, but the reason why there may be some archaeological interest in this part of Mortimer is that it lies on the suggested projected line of a Roman road leading to Silchester. Monitoring of this development is unlikely to reveal much in situ archaeology, so no condition is requested. If the applicant is aware of any artefacts of interest that have been found on their land, we are always pleased if they can be reported to the Berkshire Finds Liaison Officer, who holds regular finds surgeries in Newbury and Reading.

Office for Nuclear Regulation: No comments

Ramblers: No comments were received

## PUBLIC CONSULTATION RESPONSES

Total received: 0

## PRINCIPLE OF DEVELOPMENT

The site is within the defined settlement boundary of Mortimer Common 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 Common.

The proposed development includes a first floor extension to the front elevation facing the highway and a single storey rear infill extension to the rear. The proposed rear extension will have limited impact on the character and appearance of the existing dwelling. The proposed front extension will be clearly seen from public viewpoints. The existing dwelling has a part cat slide roof with front dormer. The proposed extension will create a full height extension with front gable. The property is set back from the highway with mature trees fronting the property. The neighbouring properties are of a mixture of styles, with a mixture of dormers and gable frontages. The proposed development will fit in with the styles of the neighbouring properties. The scale, design and materials of the proposed extensions are considered acceptable and will have limited impact on the character and appearance of the area.

## NEIGHBOURING AMENITY

The proposed development will have limited impact on the southern neighbour once construction has been completed. The north-western neighbour will have some overshadowing at certain times of the day, but this is considered limited and unlikely to be harmful, due to the distance and orientation of the properties to each other.

It is considered there will be limited impact on neighbouring amenity once building works have been completed. A condition securing the hours of construction is recommended to be attached to any permission granted in order to preserve neighbouring amenity

## HIGHWAY MATTERS

There will be limited impact to highway safety.

## TREES

The tree officer reviewed the application. There were no objections subject to pre-development condition to protect the trees under the Tree Preservation Order. Pre-development condition was accepted.

## 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.

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Parish Council Office  
Mortimer Library  
27 Victoria Road  
Mortimer  
Reading  
RG7 3SH