

CASE OFFICER'S (SCU) REPORT ON APPLICATION NUMBER 24/01831/HOUSE



**Site: 65 The Avenue
Mortimer Common
Reading
RG7 3QU**

MEMBER EXPIRY DATE -13/11/2024

INTRODUCTION

This householder application seeks planning permission for the installation of a summerhouse at 65 The Avenue, Mortimer Common, a detached dwelling set in a large plot, with a triangular shaped plot. This is a retrospective application. The Summerhouse has been placed at the end of the garden where the triangular point narrows, and has been built into the natural slope of the land.

PLANNING HISTORY

93/43481/ADD Attached garage to existing bungalow. Approved 09/11/1993

97/50549/FUL Single storey extension to existing bungalow incorporating en suite bathroom and utility room- study and extend lounge to lounge/diner. Approved 04/06/1997

02/00678/HOUSE Reconstruction of roof to form first floor rooms. Approved 23/07/2002

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 07/11/2024 on hedge at the front of the property; the deadline for representations expired on 28/11/2024.

Adjoining occupiers were notified of the application.

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 appears that the CIL liability for this development will be nil. 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 Common (Rural Service Centre under Policy ADPP1)

AWE Burghfield Buffer 5km

AWE Burghfield Nuclear Hazard Zone

Public Rights of Way Buffer

Special Protection Area

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, CS19

Housing Site Allocations DPD 2006-2026

Policies: C1, P1

Stratfield Mortimer Neighbourhood Development Plan

Policies: RS3, GD1, GD2,

The following are relevant materials considerations:

- The National Planning Policy Framework (2023) (NPPF)
- The Planning Practice Guidance (PPG)
- Quality Design SPD (2006)
- House Extensions SPG (2004)

CONSULTATION RESPONSES

Stratfield Mortimer Parish Council: No objections

PROW: No comments received

Ramblers Association: No response received

PUBLIC CONSULTATION RESPONSES

Total received: 0

PRINCIPLE OF DEVELOPMENT

The application site is situated within the Mortimer settlement boundary where there is a presumption in favour of residential development in accordance with policies ADPP6, CS1 and RS3. The development is considered to be acceptable in principle, subject to the following considerations.

DESIGN, CHARACTER AND APPEARANCE

Policy CS14 requires new development to demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. The application is proposing a modest octagonal timber summerhouse within a residential garden. The form of the development is typical of features within gardens. It is located in a triangular price of the garden, and located into the slope of the land, and is appropriate to the residential setting, and there remains a substantial garden space to be enjoyed by the occupant. It is considered to be of a size and scale which is appropriate to the surroundings.

NEIGHBOURING AMENITY

Policy CS14 requires that new development makes a positive contribution to the quality of life in the District. Policy GD1 required new development to consider the amenity of existing residents adjacent to new development. The summerhouse is set more than 20 metres away from neighbouring dwellings, and the site is well screened by existing vegetation, and so the proposal will not be harmful to the privacy or sunlight and daylight of adjoining dwellings.

PLANNING BALANCE AND CONCLUSION

The application is seeking retrospective permission for a summerhouse in a rear garden, it is of an appropriate size, scale and design and will not be harmful to the living conditions of neighbouring occupiers. The proposal is considered to accord with the relevant development plan policies and is recommended for approval.

Copy for Stratfield Mortimer Parish Council
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