

CASE OFFICER'S (SCU) REPORT ON APPLICATION NUMBER 24/01978/HOUSE



**Site: Lane House Cottage
Mortimer Lane
Mortimer
Reading
RG7 3PP**

MEMBER EXPIRY DATE - 13/11/2024
AGREED EXTENSION OF TIME- 09/01/2025

INTRODUCTION

This householder application seeks planning permission for the erection of a front porch and single storey front extension, first floor dormer, and proposed two storey extension of a garage/office with the insertion of 2 rooflights and 1 window and balcony, at Lane House Cottage, Mortimer Lane, which is a detached dwelling.

The ground floor extension proposed an extension to the kitchen area and a covered porch, the first floor extension is proposed to provide an en-suite bathroom, and the extension to the garage is proposed to provide an office, kitchen space and shower room at first floor level with a balcony to the front elevation of the garage. The application was amended at the applicant's request during the consideration of the application.

PLANNING HISTORY

77/06763/ADD Alterations and bay window. Approved 26/08/1977

89/35471/ADD Domestic extension. Approved 04/10/1989

04/02417/HOUSE Single storey detached garage. Approved 17/12/2004

21/00598/HOUSE Proposed erection of a two storey front and side extension with insertion of 3 roof lights, 1 front dormer and changes to fenestration, as well as raising the ridge of the garage and adding two dormers and a balcony to form a first floor office. Approved 08/06/2021

21/01924/HOUSE Householder application for the proposed two storey extension of a garage/office with insertion of 3 roof lights and 1 window. As well as raising the ridge. Approved 06/10/2021

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 7Th November 2024 at the site entrance; the deadline for representations expired on 28th November 2024.

The neighbouring properties were notified of the original submission of the application, as well as the amendments to 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

Open countryside (outside of any defined settlement boundary)

AWE Burghfield Buffer (5km)

AWE Burghfield Nuclear Hazard Zone

Public Rights of way Buffer Zone

Special Protection Area

Sewerage Treatment Works

Heathrow Consultation Height above 90 metres

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, ADPP4, CS8, CS13, CS14, CS18, CS19

Housing Site Allocations DPD 2006-2026

Policies: C1, C3, C6, P1

Stratfield Mortimer Neighbourhood Development Plan (2017)

Policies: GD1, GD2, GD3, GD4, GD5, GD6,

The following are relevant materials considerations:

- The National Planning Policy Framework (2024) (NPPF)
- The Planning Practice Guidance (PPG)
- Quality Design SPD (2006)
- House Extensions SPG (2004)

CONSULTATION RESPONSES

Stratfield Mortimer Parish Council: Request a condition that the garage/office is not sublet to somebody not living in the household

Highways Authority: No objection

Office for Nuclear Regulation: No comment

Emergency Planning Officer: The Site is within the Outer Planning Zone for both AWE sites and it will not have an impact on the AWE Off-Site Emergency Plan so no adverse comments to make.

PROW: No response received

Ramblers Association: No response received

Thames Water: No response received

PUBLIC CONSULTATION RESPONSES

Total received: 0

PRINCIPLE OF DEVELOPMENT

The application site is situated within the open countryside where policy ADPP1 says that only appropriate limited development will be allowed, focused on addressing identified needs and maintaining a strong rural economy. Policy C1 states that extensions to existing dwellings in the countryside will be an exception to the presumption against new residential development in the countryside.

The previous approval on the site (21/01924/HOUSE) has approved a similar extension to the garage, and a larger extension to the house, which also included a similar extension to that currently proposed. That planning permission has now lapsed.

The proposal is considered to be acceptable in principle, subject to the following considerations.

DESIGN, CHARACTER AND APPEARANCE

Policy C6 sets out the criteria for permitting extensions and alterations to dwellings in the countryside. The first criteria is that the extension is subservient to the original dwelling and is in character with the existing building. The proposed extensions to the house are modest in scale and are subservient to the existing dwelling with an extension of 24 sq. metres, with a dormer extension at first floor level on the slope of the cat-slide roof. These extensions are smaller in scale than the previously approved extension under the same policy, and that permission has now lapsed. The extension and alteration to the garage are the same as those previously approved, and the extended garage building will still remain subservient to the original house.

Policy C6 also requires that the extension to the house has no adverse impact on the setting, the space occupied within the plot as the rural character and setting in the wider landscape. Lane House Cottage is set back from the front boundary at the south-eastern end of the plot, with the main amenity area to the front of the house. The front extension will only extend into the garden area by 3 metres, and the enlarged garage building will not be forward of the extended house. Lane House Cottage is part of a small cluster of three dwellings on Mortimer Lane, comprising the application site, Lane House and The Apple Store, which were formally one unit. The scale of the extensions to the house is less than previously approved and are in character with the existing building. In approving the garage extensions it was considered that the building was being extended to its limit, and given the

relationship with the host building and the limited views of the plot and due to the existing screening it was considered that this part of the was acceptable. Conditions were imposed requiring the ground floor of the garage to be used for parking and storage only, with the first floor limited to ancillary/incidental uses. These conditions can be added to the permission.

Policy C6 also requires that the materials are appropriate to the local architectural context. The proposal is to use a mix of clay tiles on the roof to match the host house, and timber cladding. These are considered to be visually appropriate materials.

NEIGHBOURING AMENITY

Policy CS14 and Policy C6 require that there is no significant harm to the living conditions enjoyed by residents of neighbouring properties. The Quality Design SPD and House Extensions SPG sets out guidance for assessing the impact of new development on the living conditions of neighbouring properties. The extensions to the house do not propose the addition of any habitable room windows facing adjoining properties. The extensions and alterations to the garage do not propose any habitable room windows facing the adjoining properties. A balcony is proposed to the front of the garage and due to the existing boundary treatments there will not be overlooking from this area to the adjoining gardens. There is sufficient separation distance from the application site to the adjacent dwellings so that there will not be any loss of sunlight and daylight to habitable room windows. It is considered that due to the proximity to other dwellings that a condition to limit the working hours during the construction phase would be necessary. The proposal is not considered to be harmful to the amenity of neighbouring properties.

HIGHWAY MATTERS

Policy CS13 sets out of the policies for development which impacts the highway network, and Policy P1 sets out the parking requirements for new residential development. The proposals would not increase the number of bedrooms at the application site and would not reduce the existing level of off-road parking provision. There are no changes proposed to the vehicular access and the Highway Officer has raised no objections to the scheme. The proposals are therefore not considered to have any parking or highway safety implications.

PLANNING BALANCE AND CONCLUSION

The proposed extensions and alterations to the house and garage are considered to accord with the relevant development plan policies and are recommended for approval.

Copy for Stratfield Mortimer Parish Council
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