

# **CASE OFFICER'S (RMU) REPORT ON APPLICATION NUMBER 24/02269/HOUSE**



**Site: The Old Post Office  
The Street  
Mortimer  
Reading  
RG7 3NR**

MEMBER EXPIRY DATE - 18.12.2024

## **INTRODUCTION**

This householder application seeks planning permission for the erection of an outbuilding for office and gym use.

## **PLANNING HISTORY**

16/03380/COND1 - Confirmation of compliance Conditions 3 and 4 of approved application  
10/02894/HOUSE Two storey side and single storey front and rear extensions - Approved.  
10/02894/HOUSE - Two storey side and single storey front and rear extensions - Approved.  
77/06953/ADD - Formation of kitchen and sitting room for domestic dwelling - 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 the 3rd of December 2024 at the site; the deadline for representations expired on the 2nd of December 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).

## **CONSTRAINTS AND DESIGNATIONS**

Open Countryside (outside of any defined settlement boundary)  
Flood Zone 2 and 3

## **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, CS14, CS16, CS19

The following are relevant materials considerations:

- The National Planning Policy Framework (Dec 2024) (NPPF)
- The Planning Practice Guidance (PPG)
- Quality Design SPD (2006)

## CONSULTATION RESPONSES

WBC Stratfield Mortimer Parish Council: No objection. Request for ancillary condition.

WBC Archaeologist: No objection.

## PUBLIC CONSULTATION RESPONSES

Total received: 1

Objections: 1

Summary of representations:

- o Increased flooding risk
- o Excessive development
- o Covenant on building
- o A tree was cut down

## PRINCIPLE OF DEVELOPMENT

Policy ADPP1 of the Core Strategy states that development in West Berkshire will follow the existing settlement pattern. The application site is not situated within any defined settlement boundary. Policy CS14 of the Core Strategy requires development to have regard to the character of the area in which it is located, taking into account the local settlement and building character.

The design and material of the proposed developments would be in keeping with the local character and design of the existing building. The principle of development is considered acceptable. However, any development must be appropriate in terms of scale, relationship to the character of the area and does not impact upon general amenity.

## DESIGN, CHARACTER AND APPEARANCE

The proposal would be of a modest size and would use the same materials as the existing outbuilding. The only difference in material would be the shingles proposed for the roof. The proposal due to its siting, scale and design is not considered to have material harm on the character and appearance of the site and surrounding area. The outbuilding would be below 6meters, as such respecting the covenant as raised by a representative.

The proposed outbuilding would be used for home office and gym which is considered acceptable to remain ancillary to the main dwellinghouse. A condition will be attached to ensure the outbuilding remains ancillary to preserve the residential character of the site and area.

The proposal is considered acceptable in accordance with policy CS14 of the West Berkshire Core Strategy and the House Extension SPG.

## NEIGHBOURING AMENITY

The proposal would be sited at the north-west corner of the site which is considered to be sufficiently located away from adjacent buildings so as not to result in overbearing impacts or other disruption to amenity. The proposed outbuilding is also considered to be modest in scale and as such would not have any adverse overlooking and overshadowing impacts on neighbouring occupiers.

## FLOODING AND DRAINAGE

The part of the site proposed for development is in flood zone 1 while the front access part of the site is in flood zone 2 and 3. According to the Planning, Design and Heritage statement, The building would have its finished floor level raised by 150mm with a water butt proposed for surface water drainage in addition to a soakaway. Furthermore, the proposal is not a habitable development and as such is less vulnerable in terms of use. The proposal complies with policy CS16 of the Core Strategy and is not considered to increase risk of on or offsite flooding in such a manner as to merit refusal.

## HERITAGE

A grade II listed building, The Saddlers, is located to the east of the site. The part of the site to be developed is separated by buildings at Oakfield Cottage. The council's archaeologist had no objections to the proposed development. Therefore, the proposal would not harm the setting of the heritage asset.

## PLANNING BALANCE AND CONCLUSION

The proposal is considered in accordance with those policies as set out above and is deemed acceptable in planning terms and therefore approval is recommended.

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Mortimer Library  
27 Victoria Road  
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