

CASE OFFICER'S (DTO) REPORT ON APPLICATION NUMBER 24/02644/FUL



**Site: 49 Stephens Close
Mortimer Common
Reading
RG7 3TY**

MEMBER EXPIRY DATE -15/01/2025
PRE-DEVELOPMENT CONDITION AGREED - 31/01/2025

INTRODUCTION

This Section 73 Variation of Conditions application seeks to vary condition 2 of approved permission 24/01308/FUL. Amendments include: a reduction in the width of the building, an increase in height to match the adjacent property, a wider, lower front gable, a single rear dormer to replace the two approved elements and fenestration alterations.

PLANNING HISTORY

24/01308/FUL - Erection of detached dwelling with associated parking and garden area - Approved
16/03348/FULD - New four-bedroom single dwelling house (C3) on side plot - 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 7 January 2025; the deadline for representations expired on 28 January 2025.

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).

The Gross Internal Area of this householder application is less than 100 square metres therefore it is unlikely that it will be CIL liable. 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
AWE Burghfield Buffer (5km)

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, CS8, CS14, CS19

Housing Site Allocations DPD 2006-2026
Policies: P1
Stratfield Mortimer Neighbourhood Development Plan
Policies: GD2, GD5

The following are relevant material considerations:

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

CONSULTATION RESPONSES

Stratfield Mortimer Parish Council: No objection but wants to confirm that the amended plans have obscured glazing on the side windows of the first and upper floor.

Highways Authority: No objection
Sustainable Drainage: No additional comments
Waste Management: No comments were received

PUBLIC CONSULTATION RESPONSES

Total received: 0

PRINCIPLE OF DEVELOPMENT

An application under Section 73a of the 1990 Act is an application for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted. On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted. This principle of development has been established, and therefore the focus of the assessment must be on the implications of the proposed changes.

DESIGN, CHARACTER AND APPEARANCE

Policy CS14 and CS19 of the West Berkshire Core Strategy 2006 - 2026 are relevant in this instance. Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area and makes a positive contribution to the quality of life in West Berkshire. It further states that design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality.

The criteria contained within the policy state that development shall contribute positively to local distinctiveness and sense of place. This is achieved by making efficient use of land whilst respecting the density, and character of the area.

Policy CS19 seeks to conserve and enhance the functional components of the landscape character and environment. Particular regard will be given to the sensitivity of the area to change and to ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. Proposals for development should be informed by and respond to features identified in various settlement character studies including the Quality Design West Berkshire Supplementary Planning Document, and community documents which have been adopted by the council such as Parish Plans and Town Design Statements.

Policy GD5 seeks to ensure that homes meet the requirements of the 21st century lifestyles and improve the overall quality of the housing stock while remaining sympathetic to the older building styles at the heart of the village.

The application site is situated within an established housing estate in Mortimer Common. The changes will increase the overall height to that of the neighbouring property and reduce the overall width of the new dwelling. The change to the dormer will match that of the neighbouring property. Overall, the proposed changes are minor and will have limited impact on the overall character and appearance of the area. The proposed development will be in accordance with the character and appearance of the area and is in compliance with Policies CS14 and CS19 of the West Berkshire Core Strategy 2006 - 2026 and GD5 of the Stratfield Mortimer NDP.

NEIGHBOURING AMENITY

Policies CS14 and CS19 of the WBCS are of importance with regard to the potential impact upon neighbouring amenity. Policy CS14 requires new development to make a positive contribution to the quality of life in West Berkshire.

The impact upon neighbouring amenity to the front and rear neighbours (no. 41 Stephens Close which is approximately 46 metres distance, and no. 34 Stephens Road which is approximately 30 metres distance from the proposed dwelling) will be minimal as the dwelling will be sufficiently distanced away from these dwellings, both these distances accord with Supplementary Planning Document 'Quality Design Part 2 Residential Development' which states that there is a long established good practice guidance of 21 metres as a privacy distance between houses backing onto each other. It is noted that the side windows, proposed, will have direct views towards the amenity of no. 48 Stephens Close, and towards no. 49 Stephens Close, where a window is situated at first floor level, it is therefore recommended that these windows should be conditioned to be obscure glazed and open only at 1.7 metres above finished first floor level in order to maintain privacy to the neighbouring amenity. Subject to condition it is considered that 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

Policy CS13 of the WBCS concerns transport. It emphasises that road safety in West Berkshire is a key consideration for all development. Particular focus should be given to the safety of pedestrians, cyclists, and other vulnerable road users.

Policy CS13 states that development generating a transport impact will be required to; reduce the need to travel, improve and promote opportunities for healthy and safe travel, mitigate the impact on the local transport network and the strategic road network, and prepare transport assessments to support planning proposals in accordance with national guidance.

The NPPF recognises that transport policies have an important role to play in facilitating sustainable development. It states that transport assessments must; ensure safe and suitable access to the site can be achieved for all people, and improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development. It further states that, development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Policy GD2 of the SMNDP states that a suitable level of parking should be shown, and that new houses of 4+ bedrooms should have 3 parking spaces.

The Council's Highways authority have reviewed the proposed plans raising no objections. Adequate car parking and access is available. It is therefore considered that the proposed development will comply with the criteria contained within Policy CS13 of the WBCS, Policy GD2 of the NDP and the NPPF.

AWE

The site lies within the Outer Zone for AWE Aldermaston and Burghfield. Policy CS8 requires that ONR is consulted should a site be within the Inner Zone for both AWE Aldermaston and Burghfield or if the proposed works will create accommodation exceed 50 people within the Middle Zone and 500 people within the Outer Zone. The proposed works will not increase residential accommodation to exceed 50 or 500 people therefore the ONR are not required to be consulted in this case.

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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