

CASE OFFICER'S (RMU) REPORT ON APPLICATION NUMBER 24/02162/HOUSE



**Site: 69 The Avenue
Mortimer Common
Reading
RG7 3QU**

MEMBER EXPIRY DATE - 18.12.2024

INTRODUCTION

This householder application seeks planning permission for the removal of a garage and replacement with a single storey side extension. Additional first floor story level, including feature glazed gable end and dormer windows. Hip gable roof reconfigured to a gable end.

PLANNING HISTORY

13/02668/HOUSE - Proposed single storey rear 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(s) displayed on 3rd December 2024 at the site; the deadline for representations expired on 24th December 2024.

A public notice was advertised in the Reading Chronicle Weekly on 28th 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

CONSTRAINTS AND DESIGNATIONS

Within the settlement boundary of Mortimer

Designated Neighbourhood Area of Stratfield Mortimer

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

The following are relevant materials considerations:

- The National Planning Policy Framework (Dec 2024) (NPPF)
- The Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)
- WBC House Extensions SPG (2004)
- Stratfield Mortimer NDP (2017)

CONSULTATION RESPONSES

Stratfield Mortimer Parish Council: "...the plans for this application at its Planning Committee meeting on 12 December under agenda item 24/117 and has no objections but noted that the parking is marked out for 2 spaces on the plans whereas the NDP policy GD2 requirement for a 3 bedroom house is 2.5."

WBC Highway Authority: No objection.

PUBLIC CONSULTATION RESPONSES

1 objecting representatives were received. Comments are summarised below:

- Size of the extensions in keeping with surrounding
- Loss of privacy due to extensive glazing
- Overlooking
- Front glazing not in keeping with properties

PRINCIPLE OF DEVELOPMENT

As the property is within a defined settlement boundary the principle of the development is generally in favour of additions to dwellings. 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 proposed single storey side extension, first floor and dormer windows would not materially impact the appearance of the dwellinghouse by virtue of their size, scale and design. The proposed full glazing would not be in keeping with the character and appearance of the existing dwelling or reflect the appearance of the properties within the street scene. The applicant was advised of this, and revised plans were submitted amending the front elevation to reflect the design and style of the existing property. The proposed reconfiguration of the roof form from hipped to gable end is not considered to have significant harm on the existing property or street scene.

The proposal by virtue of its siting, scale, design and material finishing would not have any detrimental impact on the character and appearance of the area.

NEIGHBOURING AMENITY

The proposed extensions due to site level changes, their siting and scale would preserve the amenities of the neighbouring properties in terms of sun/daylight, outlook, would not appear overbearing or cause harmful overshadowing. Representatives raised concern of overlooking and loss of privacy due to the floor to ceiling fenestration at first floor level. It was observed due to significant site level changes, the application site currently offers overlooking into the neighbouring amenity spaces at ground floor level. Whilst the new floor to ceiling windows at first floor level would result in overlooking towards neighbouring amenity space, it is not considered sufficiently detrimental; by comparison to existing relationships between dwellings and amenity land in the pattern of development surrounding the site to warrant a refusal or amendment request. Therefore, the proposal would not result in harmful a harmful additional level of overlooking or loss of privacy to the neighbouring occupants.

The proposal is not considered to significantly adversely impact the amenity and privacy of the neighbouring properties.

HIGHWAY MATTERS

The Council's Highway Authority raised no objection to the proposal. Whilst the Stratfield Mortimer Parish Council had no objection to the proposal, they noted that "the parking is marked out for 2 spaces on the plans whereas the NDP policy GD2 requirement for a 3 bedroom house is 2.5". During the site visit, the LPA observed the site would have sufficient vehicle parking to accommodate the additional bedrooms. The proposal is not considered to have adverse impact on parking arrangements on site.

PLANNING BALANCE AND CONCLUSION

The proposal is considered policy compliant and is therefore considered acceptable in planning terms and approval is recommended.

Copy for Stratfield Mortimer Parish Council
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