

# **CASE OFFICER'S (DTO) REPORT ON APPLICATION NUMBER 24/02772/HOUSE**



**Site: 3 Orchard Road  
Mortimer  
Reading  
RG7 3QN**

MEMBER EXPIRY DATE - 19/02/2025  
PRE-DEVELOPMENT CONDITION AGREED - 13/03/2025  
EXTENSION OF TIME AGREED - 20/03/2025

## **INTRODUCTION**

This householder application seeks planning permission for a single storey rear extension.

## **PLANNING HISTORY**

11/02062/HOUSE - Single storey rear extension and alterations to garage roof to form utility, shower room and garden room. Bay/bow window shown to front of property. Velux window added to rear roof slope. Removal of garage door to allow brick in-fill and window - 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 February 2025; the deadline for representations expired on 28 February 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).

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](http://www.westberks.gov.uk/cil)

## **CONSTRAINTS AND DESIGNATIONS**

Within the settlement boundary of Mortimer  
AWE 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](http://www.westberks.gov.uk/planningpolicy).

West Berkshire Core Strategy 2006-2026  
Policies: ADPP1, ADPP6, CS14, CS19

Housing Site Allocations DPD 2006-2026  
Policies: P1

The following are relevant material considerations:

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

## CONSULTATION RESPONSES

Stratfield Mortimer Parish Council: No objection

Environmental Health: No objection

## PUBLIC CONSULTATION RESPONSES

Total received: 2

Object: 2

Support: 0

Ambivalent: 0

Summary of representations:

Parking allocation does not seem sufficient in terms of number of spaces.

Enforcement enquiry outstanding - this application should not be determined until enforcement has been completed - regarding outbuilding

Historic Oak Tree in rear garden

Potential over-development

Orange notice not displayed - at time of letter

Parking plans do not show accurate parking formation.

## PRINCIPLE OF DEVELOPMENT

The principle of extending an existing dwelling within the settlement boundary of Mortimer is in general accordance with the development plan. Policy ADPP1 defines Mortimer as a Rural Service Village. The acceptability of the proposal is subject to its design and specific impacts.

## DESIGN, CHARACTER AND APPEARANCE

The NPPF requires planning decisions to ensure that developments are visually attractive as a result of good architecture and layout. Policy CS14 of the Core Strategy seeks to ensure that design respects the character and local distinctiveness of the area whilst policy CS19 seeks to ensure development is appropriate in terms of location, scale and design.

The application site is situated within an established housing estate in Mortimer. The proposed single storey rear extension will be situated within the rear garden with limited public viewpoints. It is considered that the scale, design and materials of the extension will have limited impact on the character and appearance of the area.

#### NEIGHBOURING AMENITY

Policy CS14 of the West Berkshire Core Strategy states that new development must contribute to the quality of life in West Berkshire. SPD Quality Design - West Berkshire outlines considerations to be taken into account with regard to residential amenity, and SPG 04/2 House Extensions provides guidance in this respect. Policy OVS.6 of the West Berkshire Local Plan Saved Policies considers the potential noise impact of development.

The proposed extension will be situated approximately 2.3 metres from the neighbouring property. Due to the distance and position of the neighbour's closest window, it is considered that the proposed extension will have limited impact on the neighbouring amenity once construction has 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

Objections regarding parking has been submitted, while the local highways authority would be consulted if a new bedroom is proposed, this application seeks only a single storey rear extension which would be a kitchen. No new bedrooms are proposed over the existing. The block plan shows two parking spaces, and during the officer's site visit it was noted that two cars were comfortably parking on the drive. It is considered therefore that this is sufficient and that there will be limited impact on highway safety.

#### TREES

It is noted that there are mature trees on the rear boundary of the site and within the front garden. The tree officer was consulted and recommended that a pre-development tree protection condition is added to any permission given.

#### OTHER MATTERS

It is noted that objections have been made over a shed placed within the rear garden of the property which has not been subject to planning. Planning Enforcement investigation is currently taking place. However, this application does not relate to that matter and therefore this is not a material consideration, and this development will be judged in its own merit.

#### PLANNING BALANCE AND CONCLUSION

For the reasons given above, on balance, it is considered that the proposal is in accordance with current development plan policies and advice contained within the NPPF. The application is therefore recommended for approval.

Copy for Stratfield Mortimer Parish Council  
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Mortimer Library  
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