



Planning Committee Meeting

Thursday 29 January 2026

25/175

Planning decisions and information from West Berkshire Council

West Berkshire Council Decisions

25/02673/CERTP: 40 Windmill Road Mortimer Common Reading RG7 3RN

Single storey rear extension.

APPROVED – 19 December 2025

25/02472/NONMAT: Land South of Tower Gardens The Street Mortimer Common Reading

Non material amendment to approved 22/01422/RESMAJ - Amendment -The conversion of a consented car-port into an enclosed garage at Plot 54.

REFUSED – 19 December 2025

SMPC Comments: Stratfield Mortimer Parish Council considered this application at its Planning & Highways Committee meeting on 20 November 2025 under agenda item 25/137 and objects to the proposal on the grounds of inadequate parking provision. In accordance with the WBC Local Plan Review policy DM44 and the Neighbourhood Development Plan policy GD5, a four-bedroom property requires three parking spaces, and a garage cannot be counted as one of these spaces. If the car port were to be converted into a garage, the property would no longer comply with these policies.

The Committee also questions why this has been submitted as a NONMAT (non-material) application and whether WBC considers this acceptable (and whether the WBC Planning Validation Team had simply accepted the applicant's submission that this was non-material, without properly interrogating it). A change from a car port to a garage resulting in too few parking spaces relative to the parking policies should not, in the Committee's view, be treated as a NONMAT application.

25/02711/NONMAT: 44 Stephens Close Mortimer Common Reading RG7 3TY

Non-Material Amendment to planning permission 25/01807/HOUSE: Proposed single storey sun room to replace large conservatory to rear of property. Amendment: Moving one side wall over. No change at all to the current approved build. All materials will stay the same.

REFUSED – 22 December 2025

25/02352/PASSHE: Twelve Oaks Brewery Common Mortimer Reading RG7 3RH

Application to determine if prior approval is required for a proposed: Larger Home Extension - Proposed single storey rear and single storey side and rear extensions projecting 8 metres beyond the original rear elevation of the dwelling. Dimensions 8m beyond rear wall, 3.80m height, 2.50m eaves height.

APPROVED – 23 December 2025

25/02661/COND: Windmill Court Windmill Road Mortimer Common RG7 3RL

Approval of details reserved by Condition (10) Arboricultural Method Statement of planning permission 23/01859/FULMAJ: Demolition of Windmill Court and the erection of 24no. dwellings, car parking, landscaping and other associated works.

REFUSED – 13 January 2026

25/02692/TPW: 72 West End Road Mortimer Common Reading RG7 3TJ

T1 - Yew: in rear garden. Reduce limbs that face the property reduce by 1.5-2m. Height will remain unchanged and the finished width will be approximately 5 - 6 metres. T2 - Conifer: in front garden. Reduce limbs that face the property reduce by 1.5-2m. Height will remain unchanged and the finished width will be approximately 5 - 6 metres. T3 - Dead Pine in front garden – fell.

APPROVED – 22 January 2026