

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 8th September, 2010 at 6.30 pm

in Calcot Centre, Highview (off Royal Avenue), Calcot

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 31 August 2010

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact or Stephen Chard Tel: (01635) 519462
Email: schard@westberks.gov.uk.

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 8 September 2010
(continued)

To: Councillors Peter Argyle, Pamela Bale, Brian Bedwell (Chairman), Richard Crumly, Alan Law, Keith Lock, Mollie Lock, Royce Longton, Alan Macro, Tim Metcalfe, Irene Neill (Vice-Chairman) and Graham Pask

Substitutes: Councillors Keith Chopping, Lee Dillon, Manohar Gopal, Owen Jeffery, Tony Linden, Quentin Webb and Keith Woodhams

Agenda

Part I

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7. **Update reports** 1 - 8

Background Papers

- (a) The South East Plan: The Regional Spatial Strategy for South East England 2006-2026 (May 2009), West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (b) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (c) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (d) The Human Rights Act.

Andy Day
Head of Policy and Communication

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

If you require this information in a different format, such as audio tape, or in another language, please ask an English speaker to contact Moira Fraser on telephone (01635) 519045, who will be able to help.



West Berkshire
C O U N C I L

EASTERN AREA PLANNING COMMITTEE ON 8 SEPTEMBER 2010

UPDATE REPORT

Item No: (1) Application No: 10/01259/HOUSE Page No. 9

Site: The Firs, Tutts Clump, Reading, Berkshire, RG7 6JU

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Kate Cooper (Agent) and Russell Poole (Applicant)

Ward Member(s): Councillor Quentin Webb
Councillor Graham Pask

Update Information:

POLICY ENV24

The following measurements have been provided in the Design and Access Statement, in accordance with Policy ENV24 of the West Berkshire District Local Plan:

Original house (estimated):

Footprint: 52 m²
Floor area: 76 m²
Volume: 277m³

Extended house as existing:

Footprint: 134 m³
Floor area: 216 m³
Volume: 716 m³

House with proposed extension:

Footprint: 169 m²
Floor area: 273 m²
Volume: 902 m³

Existing garage, car port and outbuilding:

Footprint: 59m²
Floor area: 41.4 m² (excluding car port)
Volume: 120 m³ (excluding car port)

Proposed garage and outbuilding:

Footprint: 55.6 m²
Floor area: 52 m²
Volume: 174m³

Percentage increases

Existing house over original house

184% floor area
158% volume

Proposed house over original house

259% floor area
226% volume

Proposed house over existing house

26% floor area and volume

Proposed garage over existing garage (not original)

25% floor area
45% volume

Proposed house and garage over original house (indicators given by SPG 04/3)

327% floor area
288% volume

**EASTERN AREA PLANNING COMMITTEE
ON 8 SEPTEMBER 2010**

UPDATE REPORT

Item No: (2) **Application No:** 10/00727/FUL **Page No.** 17

Site: The Thatchers Arms North Street Theale

Planning Officer Presenting: Hazel Evans

Member Presenting:

Parish Representative speaking: Mr Barry Morris

Objector(s) speaking: Mr David Alston

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Arthur Hedges

Ward Member(s): Councillor Chopping

Update Information:

No further issues to report

**EASTERN AREA PLANNING COMMITTEE
ON 8 SEPTEMBER 2010**

UPDATE REPORT

Item No: (3) **Application No:** 10/00817/FUL **Page No.** 29

Site: Oakfield Stables, also known as Herron Lodge, New Road, Mortimer, RG7 3AP.

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Keith Lock
Councillor Mollie Lock

Update Information:

The following conditions are to be added to the full recommendation outlined in Section 8 of the Committee Report.

12. Demolition of existing dwelling

The existing dwelling shall be demolished within three months of the first occupation of the replacement dwelling hereby approved.

Reason: In the interests of visual amenity, in accordance with Policy OVS.2 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

13. Waste Management

No development shall commence until full details of the disposal of rubble and waste materials from the demolition of the existing dwelling have been submitted to and approved in writing by the Local Planning Authority. The waste and rubble from shall be disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of waste and rubble in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991 - 2006 Saved Policies 2007.

**EASTERN AREA PLANNING COMMITTEE
ON 8 SEPTEMBER 2010**

UPDATE REPORT

Item No: (4) **Application No:** 10/01220/HOUSE **Page No.** 41

Site: 9 and 11King Street, Mortimer Common, Reading.

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: Anne Stewart-Power
Robert Bird
Jo Pollock

Support(s) speaking: N/A

Applicant/Agent speaking: Lesley Nelson

Ward Member(s): Councillor Keith Lock
Councillor Mollie Lock

Update Information:

The following conditions are to be added to the full recommendation outlined in Section 8 of the Committee Report.

2. Development in accordance with plans

The development shall be completed in accordance with drawing title numbers 3, 4, 5, 6 and 8 received on 19th May 2009 and drawing title number 7 received on 3rd August 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

**EASTERN AREA PLANNING COMMITTEE
ON 8 SEPTEMBER 2010**

UPDATE REPORT

Item No: (5) **Application No:** 10/01169/FUL **Page No.** 51

Site: Osgood Holding, Sadgrove Lane, Bucklebury, Reading, Berkshire, RG7 6SB

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: Mr Barry Dickens

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Darren Blackwell and Mr Pitchford

Ward Member(s): Councillor Quentin Webb
Councillor Graham Pask

Update Information:

CODE FOR SUSTAINABLE HOMES

The applicant has volunteered compliance with level 3 of the Code for Sustainable Homes. A condition is hereby added to the recommendation to this effect.

SUMMARY

The principle of development is established by Policy ENV23 of the West Berkshire District Local Plan. The loss of the existing building is considered unfortunate, but not sufficient to outweigh the policy support.

According to the calculations submitted by the agent with the application, the development would comprise a 63% increase in floor area, and a 61% increase in volume over the existing. These calculations do not take into account the basement and existing outbuildings. Including the basement, the development would comprise a 142% increase in floor area, and a 153% increase in volume.

In these circumstances it is considered appropriate to exclude the basement from the calculations because it does not harm the visual impact interests that Policy ENV23 and its supporting SPG are seeking to protect as it would have no visual impact on the surrounding landscape. Whilst it is the case that it is an established principle that just because something cannot be seen it does not mean it is necessarily acceptable in terms of planning considerations. The officer view is that if the house had been constructed without a basement given the particular circumstances of this site and the proposed development, and notwithstanding the fact that it is proposed to impose a condition removing permitted development rights, it would be very difficult to sustain a refusal of a subsequent planning application for a basement of the nature proposed.

The proposed development largely maintains the existing scale and layout. The impact of the massing is reduced by the mature landscaping and the retention of the existing outbuildings. The design incorporates many of the recommendations of the local Village Design Statement.

Overall, the proposed development is considered to show a high standard of design which respects the character and appearance of the surrounding area. Although the proposed dwelling is larger, it is not considered disproportionate in size to the existing dwelling and it largely maintains the existing layout of the plot. For these reasons the proposed development is considered to comply with Policies OVS2 and ENV23 of the West Berkshire District Local Plan. In these respects the proposed building would not cause demonstrable harm to the character and appearance of the AONB, and it would be consistent with the relevant aims of PPS7.

RECOMMENDATION

The following condition is added to the full recommendation outlined in Section 8 of the Committee Report.

11. Code for Sustainable Homes

No construction of the dwelling shall commence on site until a Design Stage assessment appropriate to the Code for Sustainable Homes, or an equivalent assessment methodology, demonstrating that the development will attain a minimum Code level 3 rating, or the relevant equivalent, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out and fully completed in accordance with the approved assessment. Prior to the first occupation of the dwelling hereby permitted a post construction review, carried out by a licensed assessor, confirming appropriate compliance shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Compliance with level 3 of the Code for Sustainable Homes has been volunteered. This condition is imposed in accordance with Policy OVS10 of the West Berkshire District Local Plan (Saved Policies 2007), and the guidance contained within the Council's adopted Supplementary Planning Document: Quality Design - West Berkshire, Part 4 'Sustainable Design Techniques'.

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