

Notice of Meeting



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Eastern Area Planning Committee Wednesday 19th December 2018 at 6.30pm

At the 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, 11 December 2018

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

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 the Planning Team on (01635) 519148

Email: planapps@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, 19 December 2018
(continued)

To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping, Richard Crumly, Marigold Jaques, Alan Law (Vice-Chairman), Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

Substitutes: Councillors Rob Denton-Powell, Lee Dillon, Sheila Ellison, Mollie Lock and Quentin Webb

Agenda

Part I

Page No.

- (2) **Application No. & Parish: 18/02512/HOUSE - Pightles, Tutts Clump, Reading** 5 - 6
- Proposal:** Two-bay garage to front of property (Section 73 application to vary Condition 1 of Planning Permission 17/01646/HOUSE)
- Location:** Pightles, Tutts Clump, Reading, Berkshire, RG7 6JU
- Applicant:** Chris Newman and Lindsey McNeil
- Recommendation:** To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to conditions

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The 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.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Andy Day
Head of Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



West Berkshire
C O U N C I L

EASTERN AREA PLANNING COMMITTEE ON 19TH DECEMBER 2018

UPDATE REPORT

Item No: (2) **Application No:** 18/02512/HOUSE **Page No.** 79-92
Site: Pightles, Tutts Clump, Reading

Planning Officer Presenting: Dave Pearson

Member Presenting: N/A

Parish Representative speaking: Andrew House (Bradfield Parish)

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Chris Marsh (Agent)

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

1. Additional consultations and representations

None.

2. Number of bedrooms

During the committee site visit members queried how many bedrooms there are in the house, both existing and approved (under a separate application). According to the approved plans for 18/02443/HOUSE, the existing house has four bedrooms, and with the approved extensions this would be reduced to three bedrooms. The plans show the fourth bedroom making way for a large landing and void above the central stair within the new front gable.

3. Solar panels

Members also queried whether solar panels on the roof would be permitted development. Under Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, the installation of solar PV or solar thermal equipment on a dwellinghouse or a building situated within the curtilage of a dwellinghouse is permitted development.

Development is not permitted by Class A if—

- (a) the solar PV or solar thermal equipment would protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;
- (b) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);
- (c) in the case of land within a conservation area or which is a World Heritage Site, the solar PV or solar thermal equipment would be installed on a wall which fronts a highway;
- (d) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument; or
- (e) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse or block of flats if the dwellinghouse or block of flats is a listed building.

Development is permitted by Class A subject to the following conditions—

- (a) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the external appearance of the building;
- (b) solar PV or solar thermal equipment is, so far as practicable, sited so as to minimise its effect on the amenity of the area; and
- (c) solar PV or solar thermal equipment is removed as soon as reasonably practicable when no longer needed.

Government advice in the National Planning Policy Framework and Planning Practice Guidance is clear that conditions restricting the future use of permitted development rights or changes of use will rarely pass the test of necessity and should only be used in exceptional circumstances. Moreover, members are reminded that the physical building is already authorised, and this application relates solely to the use of the building. As such, it is considered that additional restriction on solar panels cannot be justified.

4. Recommendation

Unchanged.