

# Notice of Meeting

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## Eastern Area Planning Committee Wednesday 24 June 2020 at 6.30pm Written Submissions

### 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 16 June 2020

### FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Jessica Bailiss on (01635) 503124  
Email: [jessica.bailiss@westberks.gov.uk](mailto:jessica.bailiss@westberks.gov.uk)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 24 June 2020**  
(continued)

**To:** Councillors Jeremy Cottam, Alan Law (Chairman), Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask and Joanne Stewart

**Substitutes:** Councillors Peter Argyle, Graham Bridgman, Owen Jeffery, Nassar Kessell, Richard Somner and Keith Woodhams

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# Agenda

## Part I

**Page No.**

- (1) **Application No. & Parish: 20/00115/HOUSE - 26 Exmoor Road, Thatcham** 3 - 8
- Proposal:** Additional first floor extension
- Location:** 26 Exmoor Road, Thatcham
- Applicant:** Mr Black
- 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.

Sarah Clarke  
Service Director (Strategy and Governance)

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

## Eastern Area Planning Committee

Wednesday 24.06 2020

### Written Submissions

<b>Item:</b>	1
<b>Application Number:</b>	<b>20/00115/HOUSE</b>
<b>Location:</b>	26 Exmoor Road, Thatcham, RG19 3UY
<b>Proposal:</b>	<b>Additional first floor extension</b>
<b>Applicant:</b>	Mr Robert Black

#### Submissions received

Thatcham Parish Council	None
Adjoining Parish Council	N/A
Objectors	Objectors - Timothy & Maria O'Brien
Supporters	None
Applicant/Agent	Applicant - Robert Black

Please note that the written submission from the applicant includes information which constitutes personal data about medical conditions, and so has been withheld from publication and redacted in this pack. Members are entitled to view confidential information on the application file by contacting the planning case officer.

Please note that three photographs have been removed from the submission from Mr Timothy & Maria O'Brien (objectors) as these go beyond the scope of a 500 word written submission and would constitute additional information received within the period of five clear working days preceding the meeting in terms of sections 100A-E of the Local Government Act 1972 (as inserted by the Local Government (Access to Information) Act 1985).

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Dear Mr Lugg,

Thank you for your recent correspondence letting me know about the next stages of the above planning application.

We would like to object with the following with these outstanding comments.

This is a clear over-development of the corner of this private plot.

The parking situation for this number of bedrooms is inadequate as the old front garden has, at some point in the past, been paved without any additional access to the supposed second parking space that they are proposing.

Please see the attached photos ;

The original planning shows the bungalow on the lower right hand side ( number 26) . There is a narrow access way that can't accommodate the two spaces in the submitted plan 20/00115/HOUSE.

Photo removed

As you can see here more clearly in the below image, the access is really only wide enough for a single vehicle and the hedge that you can see here is the border between our properties and **I have not granted any additional right of way** should that hedge be removed.

Photo removed

Building has not even started and already works vehicles are visiting and blocking both my driveway and the garage belonging to number 25 ( both the adjacent properties ).

Photo removed

If this house was to be developed to the initial submitted plan of 7 bedrooms, three of which have simply been renamed, it would create a need for more than the available parking for that potential number of occupants. This is not feasible in this narrow cul-de-sac without adversely effecting both neighbours.

For the reasons above, I would like to reiterate my objection to the planned extension going ahead.

Kind Regards,  
Mr Timothy & Maria O'Brien

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17/06/20

Development and Planning Service  
Council offices  
Market Street  
Newbury  
Berkshire  
RG14 5LD

**APPLICATION NUMBER: 20/00115/HOUSE, SITE: 26 EXMOOR ROAD, THATCHAM, RG19 3UY**

Dear Gemma Kirk and the Committee

I am writing a supporting statement on behalf of my family with regards to the above subject.

My Name is Robert Black, we are applying to construct a first-floor extension because we are a family of six consisting of four adults and two children, the proposal of a master bedroom with en-suite, three bedrooms, dressing, storage, bathroom and proposing to alter the ground floor to be more suitable for our family life.

[REDACTED]

At the moment we are living in private rented 3 bedroom accommodation, with our eldest son sleeping in the same room as his grandad and our youngest son sleeping in with his nan, they are at an age where they need some private space where they can relax and I am sure their grandparents would like to have their own bedroom too.

[REDACTED]

I run a heating and plumbing business from home so I require an office space and work calls can be made without distractions.  
As we have inherited this property this is the ideal opportunity as a family to have a forever home at a reasonable price.

We are aware there is more than one property on Exmoor Road that has had a second story conversion which doesn't seem to be as in keeping with the surrounding properties as the conversion we are proposing.

Regards to comments about drainage, No 26 is at the lowest end of the Road and the main drainage passes through No 26, it would be to blame No 26 for any drainage issues, as we are aware there has only been one blockage in the ten years.

As to comments regarding parking, we have 3 spaces and a garage (which can be seen on google maps) we only have 2 vehicles, grandparents don't drive and [REDACTED] we don't foresee them being able to drive soon.

Sincerely,

Robert Black – Applicant

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