

Notice of Meeting



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Eastern Area Planning Committee Wednesday, 21 April 2021 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, 13 April 2021

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report

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: planningcommittee@westberks.gov.uk

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

Any queries relating to the Committee should be directed to Stephen Chard / Jessica Bailiss on (01635) 519462/503124 Email: stephen.chard@westberks.gov.uk / charlene.hurd@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



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(continued)

- To:** Councillors Alan Law (Chairman), Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask, Joanne Stewart and Keith Woodhams
- Substitutes:** Councillors Peter Argyle, Graham Bridgman, Jeremy Cottam, Nassar Hunt, Owen Jeffery and Richard Somner
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Agenda

Part I

	Page No.
(1) Application No. & Parish: 21/00236/HOUSE - Feathers Farm, Blandys Lane, Upper Basildon	5 - 8
Proposal: Single Storey Rear Extension	
Location: Feathers Farm, Blandys Lane, Upper Basildon	
Applicant: Mr and Mrs Clive and Sabrina Richardson	
Recommendation: To delegate to the Head of Development and Planning to APPROVE PLANNING PERMISSION subject to conditions.	
(2) Application No. & Parish: 20/02849/FUL - Land Adjacent to Thatchers, Chapel Row, Reading	9 - 10
Proposal: Proposed replacement storage shed for use to store tools and equipment to maintaining land.	
Location: Land Adjacent to Thatchers, Chapel Row, Reading, RG7 6PB	
Applicant: Dino Defazio	
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.



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- (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.



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Eastern Area Planning Committee

Wednesday 21st April 2021

Written Submissions

Item:	(1)
Application Number:	21/00236/HOUSE
Location:	Feathers Farm, Blandys Lane, Upper Basildon, Reading, RG8 8PG
Proposal:	Single storey rear extension
Applicant:	Clive & Sabrina Richardson

Submissions received

Parish Council	None
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	Evans Jones Ltd – Anthony Cogan

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21/00236/HOUSE – Committee Comments

Your Officer's Report comprehensively sets out the planning considerations and associated planning balance. This proposal is supported by Officer's with an unequivocal recommendation to approve this application.

The site is located within the settlement boundary of Upper Basildon, a location washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Your officer's report confirms that the proposal complies with the relevant Development Plan policies and thus the principle of developing the site is acceptable.

Neighbour and Parish Council representations are noted. The thrust of objectors comments relate to the alleged impact on the amenity of immediate neighbours.

Considering the scheme design, land uses and separation distances I submit that this proposal will not result in neighbouring properties been overlooked or overshadowed. The proposed extension is a single storey extension located adjacent to the boundary wall with the neighbouring property. Windows serving the proposed extension face into the private garden of the application site. The proposed development is a single storey extension within the existing rear garden, which, due to the slope of the original land, is set down well below the neighbour fence lines. The garden is bounded by high walls, fences and soft landscaping, all of which effectively screens the site from all neighbouring properties. There are no views out of the site due to the height of the boundary enclosures surrounding the existing garden.

It is also noteworthy that the neighbouring property of 3 Bethesda Street has a similar single storey extension projecting along the common boundary between the application site and 3 Bethesda Street. This existing neighbouring extension affords additional screening and amenity protection for the neighbouring occupier.

With regard to the size of the proposed built form your Officer's Report confirms that the overall footprint will not represent overdevelopment of the site.

The ratio of building to garden curtilage is consistent with the urban grain of properties in this area and the proposal is entirely compliant with the policy aims and objectives of the adopted local plan.

There are other concerns that the neighbours have raised in relation to this application, in terms of drains, party walls and retaining walls. These matters are all beyond the remit the planning process and should not influence the decision of the committee.

It is hoped that Councillors will support their Officer's recommendation and approve this application.

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Eastern Area Planning Committee

Wednesday 21st April 2021

Written Submissions

Item:	(2)
Application Number:	20/02849/FUL
Location:	Land Adjacent To Thatchers, Chapel Row, Reading RG7 6PB
Proposal:	Proposed replacement storage shed for use to store tools and equipment for maintaining land.
Applicant:	Dino Defazio

Submissions received

Parish Council	None
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	None

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