

**EASTERN AREA PLANNING COMMITTEE
ON 7 FEBRUARY 2018**

UPDATE REPORT

Item No: (3) **Application No:** 17/03304/FULD **Page No.** 75-92

Site: Garden land to the rear of 17 Church Gate, Thatcham

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr James
Mr Steven Cottrell

Ward Member(s): Councillor Richard Crumly
Councillor Marigold Jacques

1. Introduction

This report complements the Application Report published prior to the Committee and provides an update on matters that have changed in the meantime.

2. Updated recommendation

To delegate to the Head of Planning and Development to GRANT PLANNING PERMISSION subject to the conditions listed in Section 9 of the Committee Report and subject to the additional condition set out below;

1. Notwithstanding the approved plans, no development shall take place until the floor plans, elevations and schedule of materials of the shed indicated on drawing no AB_02 has been submitted to and approved in writing by the Local Planning Authority. The shed shall be erected in accordance with the approved details.

Reason: To ensure that the shed is of an appropriate size within the site, and to protect the amenities of neighbouring dwellings, and to ensure that the materials are

visually attractive and respond to the local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006),