

**EASTERN AREA PLANNING COMMITTEE
ON 21ST MARCH 2018**

UPDATE REPORT

Item No: (1) **Application No:** 17/03334/FULD **Page No.** 35-51

Site: 4 High Street, Hermitage, Thatcham Berkshire RG18 9SR

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

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

Update information

1. Parking provision

During the site visit Members queried the number of parking spaces that would be provided. The case officer queried this with highways, who identified a shortfall in the plans, which showed 8 spaces. Following discussions with the agent highways have received draft details that demonstrate that 11 spaces could be provided on the site, meeting the required standard. However, these details were received too late to be considered by this Committee, and consequently the following amendments to the wording of conditions 2 and 12 are recommended to secure a sufficient level of parking provision.

2. Amendment to condition 2

In light of the identified shortfall in parking on the block plan, your officer recommends that the wording of condition 2 is amended as follows:

"2. The development hereby permitted shall be carried out in accordance with drawing numbers 001 Rev. A, 201 Rev. A, 202, 203, 210, 207 Rev. A, except where varied by the details approved under condition 12 of this decision.

Any material change to the approved plans will require a formal planning application to vary this condition under Section 73 of the Act. Any non-material change to the approved plans will require a non-material amendment application prior to such a change being made.

Reason: For the avoidance of doubt and in the interest of proper planning."

3. Amendment to condition 12

In light of the identified shortfall in parking on the block plan, your officer recommends that the wording of condition 12 is amended as follows:

"12. Irrespective of the details approved under condition 2 of this planning permission no dwelling shall be occupied until a plan showing the location of parking and turning spaces to be provided on the site has been submitted and approved under a formal discharge of conditions application. None of the approved dwellings shall be occupied until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking of private motor cars at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)."

4. Amenity land to north-east of site

During the site visit Members queried the use of land to the north east of the site. The agent has confirmed that this land would be incorporated into the garden space associated with plot 3.

5. Land ownership

During the site visit an attending Member of the public and a representative of the Parish Council raised concerns regarding the ownership of the land to the north-east of the site, rear of the recently approved dwelling at Sarnia. Officers have checked the Ownership Certificates submitted with the application, and the Land Registry records and are satisfied that as far as can be demonstrated from the Land Registry record it would appear that the entire application site is within the same ownership with the exception of highway land to the front of the site that forms part of the visibility splay. The records do not demonstrate any other ownership of any part of the application site. Notice has been served on the Council in respect of this land and it would therefore appear to officers that the Certificate of Ownership accompanying the application has been completed correctly.

6. Assessment of impact on rear facing window of Fernbank

During the site visit Members noted a rear facing window in Fernbank, and the case officer's report omits a detailed assessment of the impact on amenity in terms of this window. Officers have considered

the location of the window relative to the proposed dwelling on plot 2, and that the side wall of plot 2 would be presented to this window. However, this window is part of an extended, north west facing part of Fernbank that has an extremely compromised outlook due to its relationship with the existing main dwelling of Fernbank, and therefore, despite appearing to serve a bedroom, has a secondary quality and compromised light. The location of the proposed works is not considered to lead to a significant further reduction to levels of daylight reaching this window in consideration of its orientation and relationship to the roof ridge and slope of plot 2, and the degree of overbearing generated by the new side wall of plot 2 would be no worse than that of the existing wall of Fernbank itself. It is therefore not considered that the impact on amenity of the room served by this window would be sufficient to merit a reason for refusal of this application.