

# **EASTERN AREA PLANNING COMMITTEE ON 13 JUNE 2018**

## **UPDATE REPORT**

**Item No:** (2)      **Application No:** 18/00386/HOUSE      **Page No.** 77-90

**Site:** Norton Cottage, Tutts Clump, Reading RG7 6JY

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**Planning Officer Presenting:** Mr Simon Till

**Member Presenting:** N/A

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**Parish Council Representative speaking:** N/A

**Objector(s) speaking:** Mrs Janetta Kennedy  
Mr Roderick Grafton

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Waveney Thomson

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

### **1. Dimensions and distances**

During the Committee site visit the applicant noted a discrepancy between her measurements of the proposed works to the boundary and those given by the officer presenting to Members. Subsequent to the site visit the following distances were confirmed:

- The ground floor of the side extension is 2.1 metres from the north eastern boundary;
- The porch is 1.9 metres from the north eastern boundary;
- The first floor is 3 metres from the north eastern boundary

These distances are as set out in the floorplans.

Members also queried the height of the single storey flat roofed element proposed to the rear.

Height of single storey flat roofed element = 3.2 metres

Height of 2 storey flat roofed element=5.2 metres (as existing 2 storey flat roofed element)

## **2. Discrepancy between elevation and floorplans**

During the site visit a discrepancy was noted between the ground floor elevation and the ground floor floorplan. Five ground floor windows are shown in the side elevation, while the floorplan shows four. The applicant has confirmed that only four ground floor windows are proposed, and has submitted an elevation correcting this error in the drawings. The following amendment to condition 2 is recommended to address this error:

“2. The development hereby permitted shall be carried out in accordance with the approved drawings: Location plan received 23 January 2018; Block Plan; Existing and proposed elevations received 06 June 2018.”

## **3. Amenity space**

During the site visit Members queried the remaining amenity space for the dwelling. A rear garden amenity space of approximately 115 square metres is proposed to be retained following completion of the works. The Council's Quality Design SPD recommends a minimum of 100 square metres for a single dwellinghouse.

## **4. Neighbouring oil tank**

During the site visit the neighbouring occupant of Rosewood to the south west raised concerns in terms of the proximity of the proposed single storey element to an oil tank on their land. Officers advised Members that this matter is not the proper remit of planning as it is subject to the Building Regulations. Officers have queried this matter with building control officers, who have advised that the Building Regulations and OFTEC inspections would address such matters.