

Plans and drawings relevant to reports submitted to Eastern Area Planning Committee

Wednesday 26th August 2020 at 6.30pm

Online via Zoom

[to be read in conjunction with the main agenda]

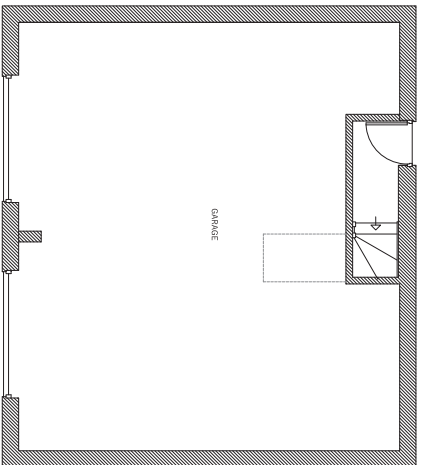
Please note:

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at www.westberks.gov.uk*

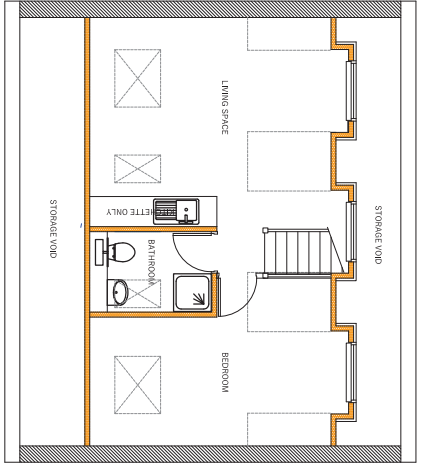


WestBerkshire
C O U N C I L

20/01134/HOUSE
Greenfields
Burghfield
Reading
RG30 3TG




GROUND FLOOR PLAN



FIRST FLOOR PLAN



| | | | |
|--|--|--|---|
|  PHILIP WADDE ARCHITECTURE | | www.philipwadde.co.uk 17000, Church Lane Rye, East Sussex TN37 6YU 0779 181812 | |
| PROJECT | Greenfields | AT | Greenfields Church Lane Rye, East Sussex TN37 6YU |
| CLIENT | Mrs R. Sowe | | |
| TITLE | Structural Plans - Proposed residential conversion | DATE | 07/05/20 |
| DESIGNER | Philip Wadde @ A1 | CONSULTANT | Mr. R. Sowe |
| SCALE | 1:100 @ A1 | DATE | 1/1 |

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ADDENDUM to PLANNING STATEMENT:

Application Reference number: 20/01134/HOUSE

Removal/Variation of condition imposed under planning consent 18/01467/HOUSE:

**Erection of new garage with ancillary residential space on the first floor
at Greenfields, Church Lane, Burghfield Village, Reading RG30 3TG**

- 1.1. Objectors took issue with the contents of paragraph 2.3 of the planning statement submitted in support of the application and pointed out that that the Applicant's mother has always lived at Greenfields, and certainly for at least the past 20 years.
- 1.2. Applicant confirms that this is correct. Applicant advises that before the outbreak, her mother had also stayed with a friend. With the outbreak of the pandemic, she considered that her mother should rather stay and self-isolate at Greenfields.
- 1.3. The writer understood and was under the impression that Applicant's mother had been living independently elsewhere.
- 1.4. Paragraph 2.3 can be regarded as misleading and the writer apologises for the unnecessary obfuscation.
- 1.5. As stated before, the new building presents an opportunity to provide Applicant's mother with her own private bedroom, small living area, bathroom and basic kitchenette. This would enable all parties to enjoy a greater degree of privacy.
- 1.6. Applicant confirms and agrees that:
 - Services for the annexe will be connected to the main dwellinghouse at Greenfields;
 - There will be no separate utility meters, address or telephone and television connections to the annexe;
 - The annexe will not have any separate parking area, curtilage or garden space;
 - Once no longer required as annexe accommodation for the applicant's mother, the use will revert back to study/home office/leisure/exercise room.

- 1.7. The Applicant's motivation for hoping to be able to accommodate her mother in the annexe is not particularly relevant as a planning consideration, and we submit that the proposed use is acceptable in planning terms and that suitable conditions can be imposed to prevent the creation of a new planning unit.

André Botha

9 July 2020

(LLB. MSc)
Albright Dene Planning

Plans previously approved under
application 18/01467/HOUSE

Greenfields, Church Lane, Burghfield, Reading, West Berkshire, RG30 3TG



Site Plan shows area bounded by: 466878.91, 168323.05 467078.91, 168523.05 (at a scale of 1:1250), OSGridRef: SU66976842. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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PROPOSED

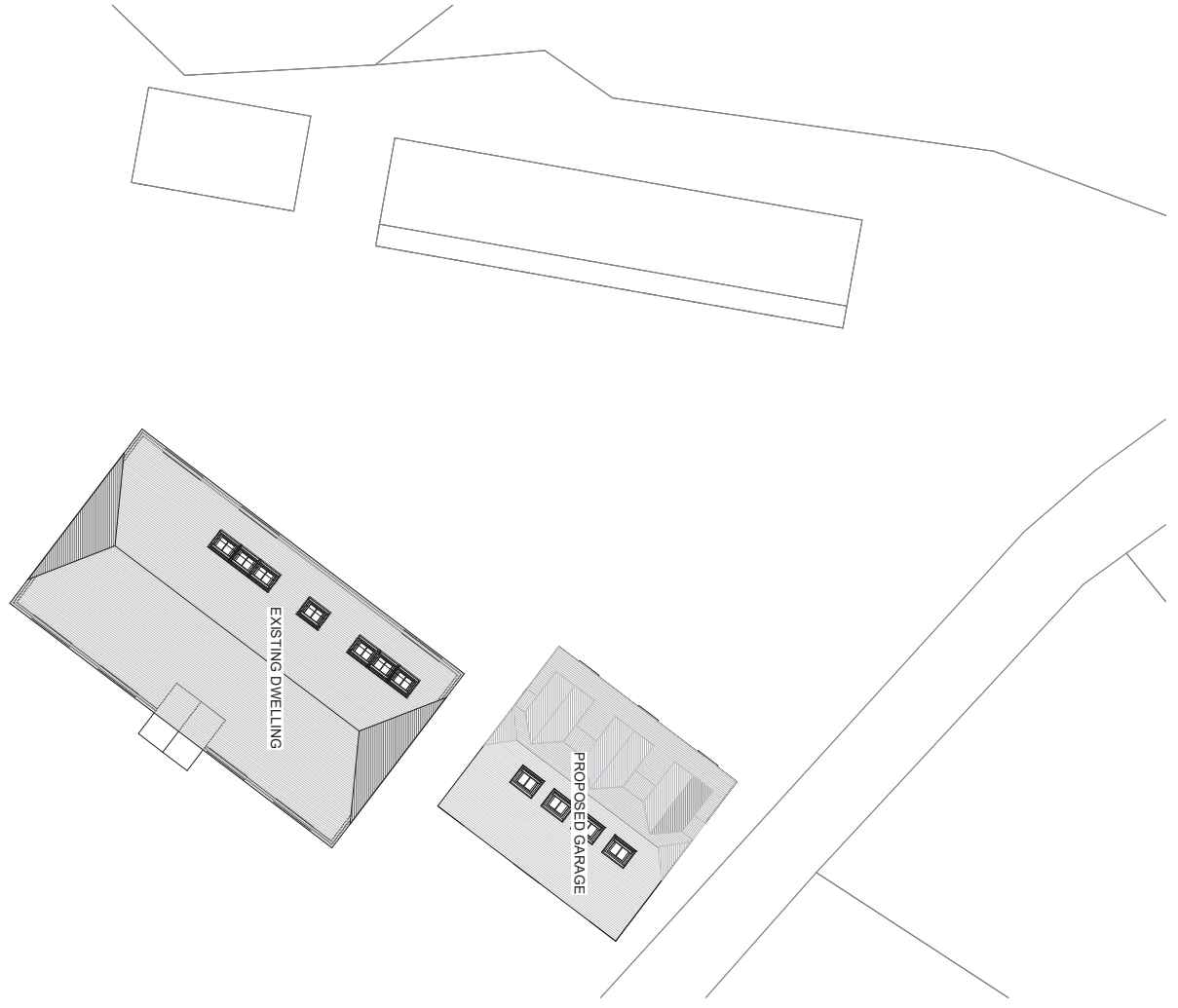
| | |
|--------------|--|
| CLIENT NAME | Albright Drive |
| PROJECT N° | 18005 |
| PROJECT NAME | Proposed New Garage |
| SITE ADDRESS | Greenfields, Bughfield Village, RC30 3TG |

DRAWING TITLE
PROPOSED ROOF PLAN

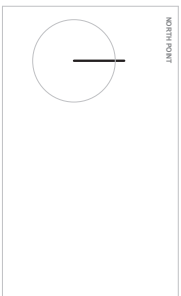
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|-----------------|----------------|
| DRAWING N° | 18005_AL-SP-12 |
| DRAWING PURPOSE | DATE |
| Planning | 25-05-2018 |
| SCALE AT A3 | REVISION |
| 1:200 | P02 |
| DESIGNED BY | CHECKED BY |
| DR | AB |

| | |
|----------------|-------|
| REVISION NOTES | DATE |
| 08/08 | REV |
| | 18/08 |

TOTAL GROUND FLOOR GFA = 63m²
 TOTAL FIRST FLOOR GFA = 37m²
 TOTAL FLOOR AREA CREATED = 100m²
 TOTAL FOOTPRINT OF NEW BUILDING = 75m²



Greenfields



PROPOSED

| | |
|--------------|--|
| CLIENT NAME | Albright Drive |
| PROJECT N° | 18005 |
| PROJECT NAME | Proposed New Garage |
| SITE ADDRESS | Greenfields, Bughfield Village, RC30 3TG |

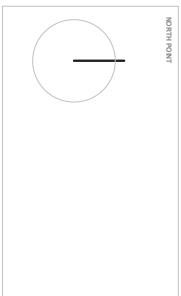
DRAWING TITLE
PROPOSED SITE PLAN

| | |
|-----------------|----------------|
| DRAWING N° | 18005_AL-SP-11 |
| DRAWING PURPOSE | Planning |
| DATE | 21-05-2018 |
| SCALE AT A3 | 1:200 |
| REVISION | P01 |
| DESIGNED BY | DR |
| CHECKED BY | AB |

| REVISION NOTES | | | |
|----------------|-----|----|-------------|
| DATE | REV | NO | DESCRIPTION |

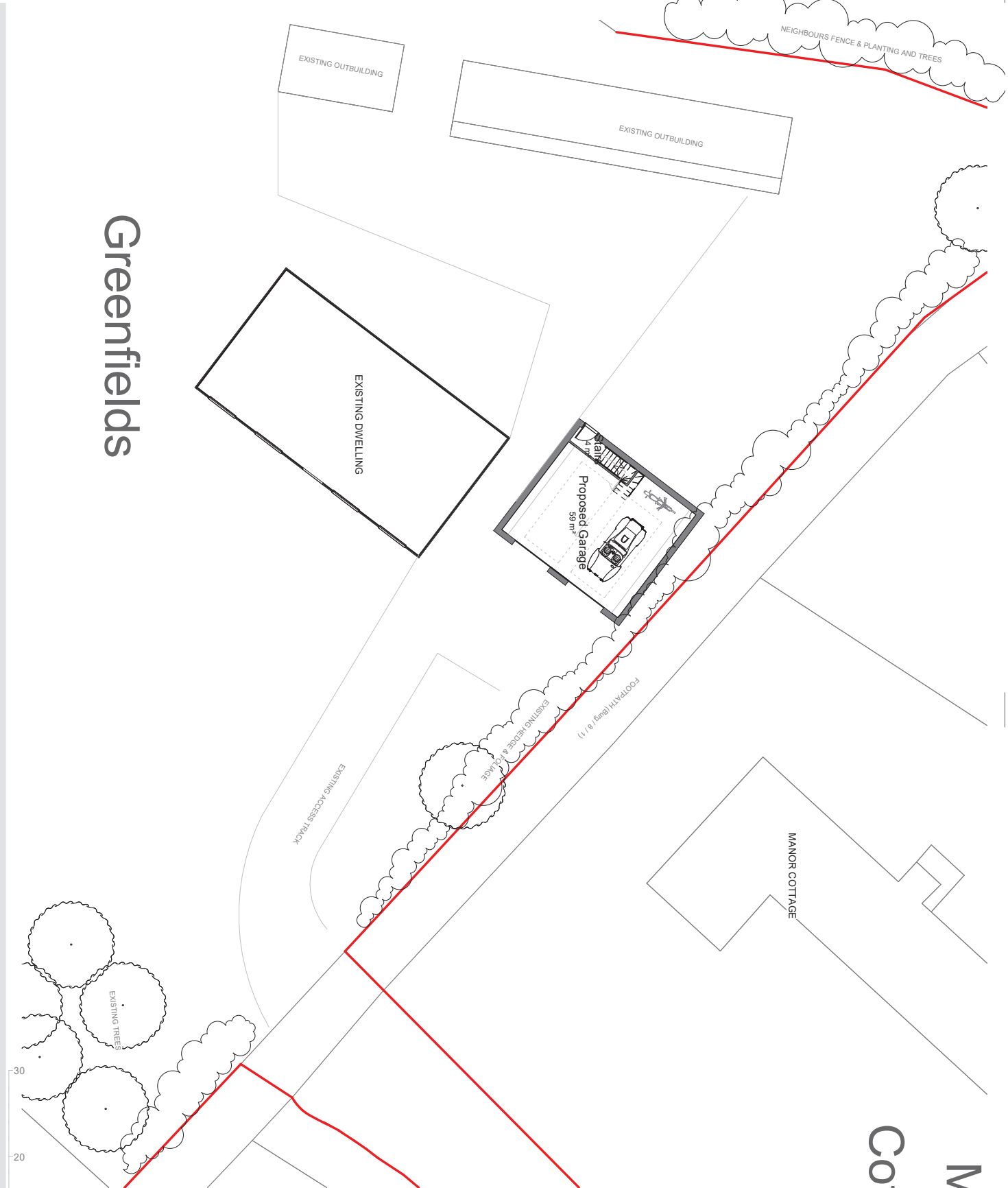
OWNERSHIP BOUNDARY

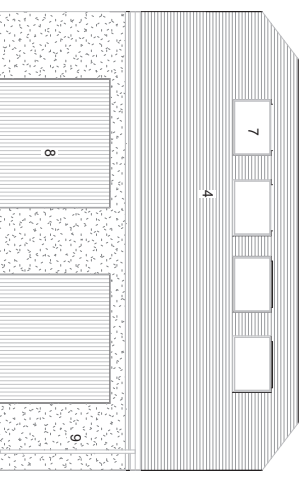
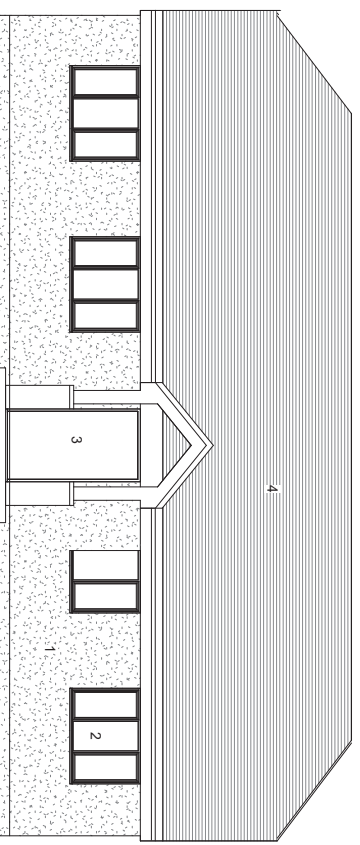
TOTAL GROUND FLOOR GFA = 63m²
 TOTAL FLOOR AREA CREATED = 100m²
 TOTAL FOOTPRINT OF NEW BUILDING = 75m²



OS MAP INFORMATION FROM PRO MAP
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Greenfields





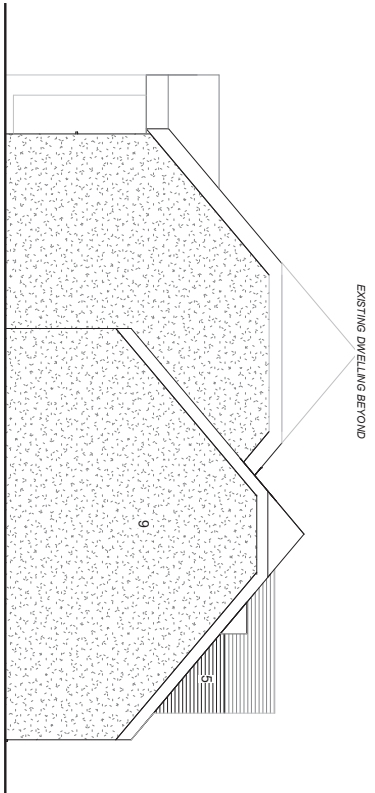
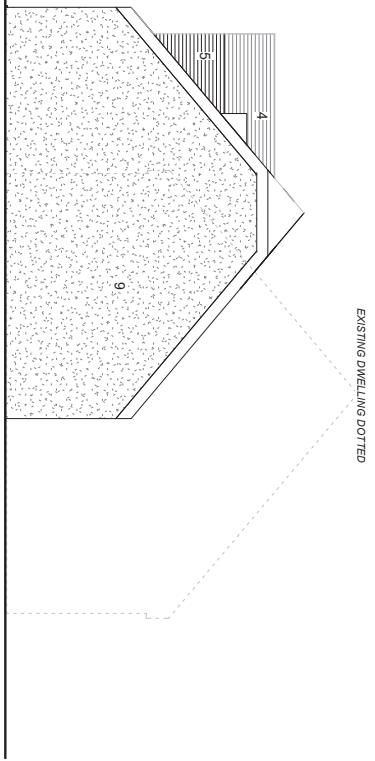
SOUTH ELEVATION

EXISTING DWELLING

PROPOSED GARAGE

FOOTPATH

| | | | |
|----------------------------|-----------------|--|---------------------|
| CLIENT NAME | | Aylight Drive | |
| PROJECT N° | | 18005 | |
| PROJECT NAME | | Proposed New Garage | |
| SITE ADDRESS | | Greenfields, Bughfield Village, RC30 3TG | |
| DRAWING TITLE | | | |
| PROPOSED ELEVATIONS | | | |
| DRAWING N° | 18005_A11_E -10 | DATE | 25-05-2018 |
| DRAWING PURPOSE | Planning | REVISION | DR CHECKED BY: AB |
| SCALE AT A3 | 1:100 | REVISION | PO3 |
| REVISION NOTES | | | |
| 08/18 | REV | | 18/08 |

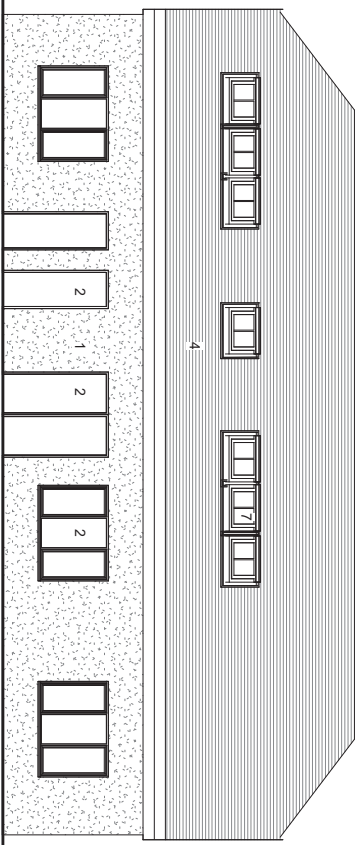
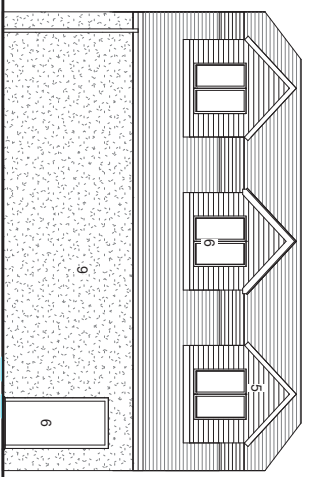


EAST ELEVATION

PROPOSED GARAGE

WEST ELEVATION

PROPOSED GARAGE



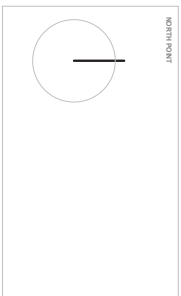
NORTH ELEVATION

PROPOSED GARAGE

EXISTING DWELLING

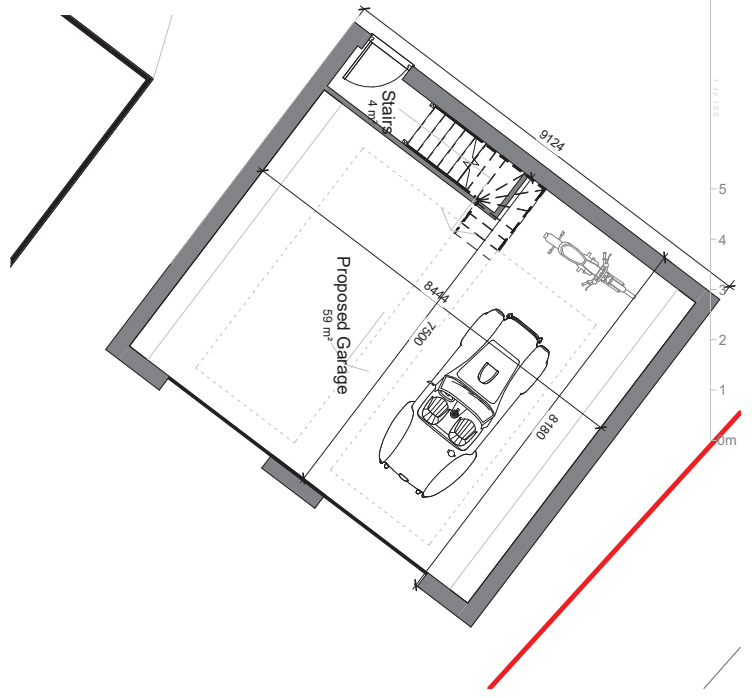
- MATERIALS**
- 1 - Existing render (white)
 - 2 - Existing uPVC windows & doors
 - 3 - Existing doors (timber)
 - 4 - Slate Roof tiles
 - 5 - Proposed Timber (Oak) cladding and fascias
 - 6 - uPVC doors and windows
 - 7 - Roof lights (velux)
 - 8 - New garage door.
 - 9 - New render (to match existing)

OWNERSHIP BOUNDARY

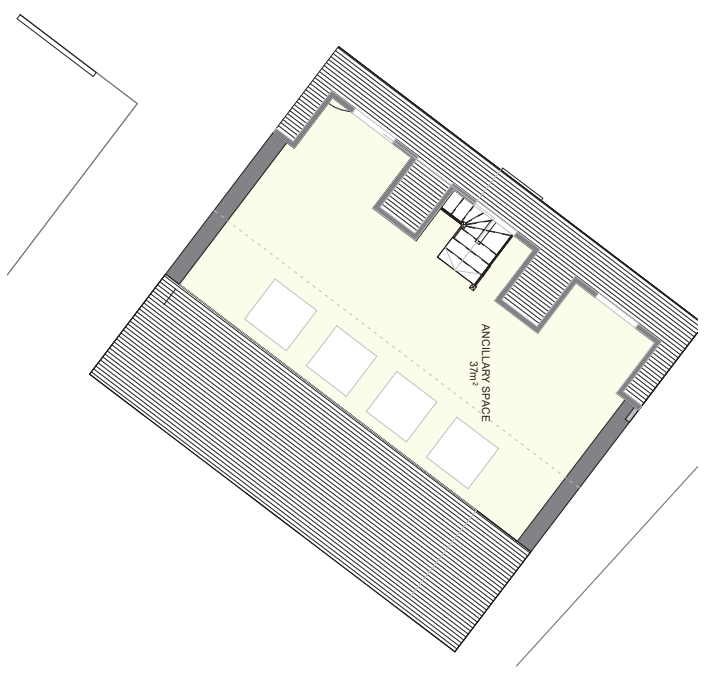


PROPOSED

10m
5
4
3
2
1
0m



1-PROPOSED GROUND FLOOR PLAN
1 : 100



2-PROPOSED FIRST FLOOR
1 : 100



3-PROPOSED ROOF PLAN
1 : 100

PROPOSED

A3

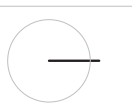
| | |
|--------------|--|
| CLIENT NAME | Albright Dana |
| PROJECT N° | 18005 |
| PROJECT NAME | Proposed New Garage |
| SITE ADDRESS | Greenfields, Bughfield Village, RC30 3TG |

DRAWING TITLE
PROPOSED FLOOR PLANS

| | |
|-----------------|---------------|
| DRAWING N° | 18005_AL-P-10 |
| DRAWING PURPOSE | Planning |
| SCALE AT A3 | 1 : 100 |
| REVISION | P01 |
| DATE | 25-05-2018 |
| DESIGNED BY | DR |
| CHECKED BY | AB |

REVISION NOTES

NORTH POINT



Albright Dene Ltd
Andre Botha
3A Northcroft Lane
Newbury
RG14 1BT

Applicant:
Rebecca Gore

PART I - DETAILS OF APPLICATION

Date of Application

29th May 2018

Application No.

18/01467/HOUSE

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Erection of new garage with ancillary residential space on the first floor

Greenfields, Burghfield, Reading, Berkshire RG30 3TG

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council GRANTS planning permission for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved drawing numbers 18005_AL-SP-12 Revision P02, 18005_AL-E-10 Revision P03 and 18005_AL-P-10 Revision P01 received on 29 May 2018 and Location Plan and drawing number 18005_AL-SP-11 Revision P01 received on 15 June 2018.

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

3. The materials to be used in the development hereby permitted shall be as specified on the plans and application form.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), Supplementary Planning Guidance 04/2 House Extensions (July 2004) and the Parish Design Statement for Burghfield.

4. The garage hereby permitted shall be used solely for ancillary residential purposes incidental to the enjoyment of the existing dwelling known as Greenfields, Burghfield. No trade, business or commercial enterprise of any kind whatsoever shall be carried on, in or from the garage other than for purposes that are ancillary to the enjoyment of the main dwelling, nor shall it be used for additional bedroom accommodation or for any form of human habitation.

Reason: In the interests of amenity and the creation of a separate planning unit would be unacceptable in the interests of ensuring a sustainable pattern of development. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP6 and CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006) and the Parish Design Statement for Burghfield.

The decision to grant Planning Permission has been taken having regard to the policies and proposals in the National Planning Policy Framework, South East Plan 2006-2026, West Berkshire District Local Plan 1991-2006 (WBDLP) Saved Policies 2007, the Waste Local Plan for Berkshire, adopted 1998, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, Supplementary Planning Document; and in particular guidance notes and policies:

ADPP6, CS14

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met. A fee is required for an application to discharge conditions.
3. For further information regarding the discharge of the conditions or any other matters relating to the decision, please contact the **Customer Call Centre** on: 01635 519111
4. This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development which improves the economic, social and environmental conditions of the area.
5. The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential

amenities of the occupants of the adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website.

6. The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
7. The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
8. The applicants attention is drawn to the fact that the Local Planning Authority does not accept that the red line plan accompanying the application accurately reflects the size of the lawful curtilage on site.

Decision Date :- 9th August 2018



Gary Lugg
Head of Development and Planning

TOWN AND COUNTRY PLANNING ACT 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a householder planning application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online using the Planning Portal at www.planningportal.co.uk.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.