

20/01186/FUL – Committee Comments

Your Officer's Report has comprehensively set out the planning considerations and associated planning balance. This proposal is supported by Officer's with a clear recommendation to approve this application, subject to conditions.

The principle of the development is considered to be acceptable, being within the settlement boundary of the principal urban area of Newbury. A location where your authority seeks to focus new development.

The statutory consultees offer no objection, this proposal being acceptable in relation to flood risk, highway safety, heritage assets, preserving the existing character of the adjacent Conservation Area.

The drawings provided with the application demonstrate that there is sufficient amenity space for the occupiers and that the private amenity space provided on site would provide a reasonable degree of privacy. The amenity areas are consistent with that typically found in this area ensuring that development is not be cramped.

The development will not have a detrimental impact on the privacy of neighbouring occupiers, with only one additional window (serving a habitable room) proposed as part of this development the single window serving a habitable room and this does not face directly towards any habitable rooms in neighbouring properties, thus ensuring that there is no additional overlooking as a result of the development.

The applicant has worked with drainage officers to ensure that the development is acceptable in relation to flood risk through the provision of bedrooms on the first floor as opposed to the ground floor, as the submitted plans demonstrate.

Furthermore, the change of use of the property will not increase the flood risk in the wider area.

With regards to the provision of electric vehicle charging stations and cycle parking, the applicant has worked with officers to ensure that this is sufficient. The Highway Officer has confirmed that they have no objection to the development in this regard.

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