

**EASTERN AREA PLANNING COMMITTEE
21 APRIL 2021**

UPDATE REPORT

Item No: (2) **Application No:** 20/02849/FUL **Page No.** 35-58

Site: Land Adjacent to Thatchers, Chapel Row, Reading, RG7 6PB

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: N/A

Ward Member(s) speaking: Councillor Graham Pask

1. Additional Consultation Responses

None

2. Paragraph 6.13 (Character and appearance)

Plans indicate that an existing building in the north of the site will be retained. This has a footprint of approximately 12 square metres. It is considered that, taken together, the small shed in the north of the site and the proposed storage shed would not result in an unacceptable proliferation of buildings within the site and would not have a harmful impact on the character of the area. There is still sufficient justification for the proposed storage shed. It is recommended to still retain a condition to ensure that the existing storage building in the south-west corner is demolished. However, the wording is changed to only refer to this building.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition.

5 **Demolition of existing outbuilding on land (amended)**

The existing shed in the south-west corner of the land identified in red on Drawing 2020-170-001 received on 11.12.2020 shall be demolished and the land cleared of spoil and debris before the replacement storage shed hereby permitted is brought into use.

Reason: The demolition of the existing shed forms part of the justification for the approval of this development. Without the demolition this would have a harmful impact on the NWD AONB character. This condition is imposed in accordance with policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Supplementary Planning Document Quality Design (2006).