

# Supplemental Items for Eastern Area Planning Committee

**Wednesday 6 August 2025 at 6.30 pm**  
in Council Chamber, Council Offices,  
Market Street, Newbury

## Part I

Page No.

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|-----|--|--------|
| (1) | <b>25/01035/FUL - The Nurseries, Bath Road, Midgham</b><br><b>Proposal:</b> Change of Use to allow Retention of Four and Proposed Siting of 20 Additional Storage Containers for Self-Storage.<br><br><b>Location:</b> The Nurseries, Bath Road, Midgham, Reading, RG7 5XB<br><br><b>Applicant:</b> Mr Nathan Harley<br><br><b>Recommendation:</b> To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report. | 3 - 4  |
| (2) | <b>25/00732/HOUSE - Gardeners Cottage, Buckhold, Pangbourne</b><br><b>Proposal:</b> Erection of side extension to existing dwelling and internal alterations<br><br><b>Location:</b> Gardeners Cottage, Buckhold, Pangbourne<br><br><b>Applicant:</b> Miss K Lane-Standley<br><br><b>Recommendation:</b> To delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed in the report.  | 5 - 8  |
| (3) | <b>25/00733/LBC - Gardeners Cottage, Buckhold, Pangbourne</b>  | 9 - 10 |



### Supplemental Items

#### Eastern Area Planning Committee to be held on Wednesday 6 August 2025 *(continued)*

<b>Proposal:</b>	Erection of side extension to existing dwelling and internal alterations
<b>Location:</b>	Gardeners Cottage, Buckhold, Pangbourne, Reading, RG8 8QA
<b>Applicant:</b>	Miss K Lane-Standley
<b>Recommendation:</b>	To delegate to the Development Manager to REFUSE LISTED BUILDING CONSENT for the reason listed in the report.

Sarah Clarke

Executive Director - Resources

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on e-mail: [executivecycle@westberks.gov.uk](mailto:executivecycle@westberks.gov.uk) / sam.

Further information and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

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West Berkshire  
C O U N C I L

## **EASTERN AREA PLANNING COMMITTEE 06<sup>TH</sup> AUGUST 2025 UPDATE REPORT**

<b>Item No:</b>	(1)	<b>Application No:</b>	25/01035/FUL	<b>Page No.</b>	7 - 18
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**Site:** The Nurseries, Bath Road, Midgham, Reading, RG7 5XB

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### **1. Registered Speakers**

Please refer to List of Speakers provided under separate cover.

### **2. Point of clarification**

It is confirmed that the site is not within the North Wessex Downs National Landscape.

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## EASTERN AREA PLANNING COMMITTEE 06<sup>TH</sup> AUGUST 2025 UPDATE REPORT

Item No: (2)      Application No: 25/00732/HOUSE      Page No. 21 - 39

Site: Gardeners Cottage, Buckhold, Pangbourne, Reading, RG8 8QA

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### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

### 2. Room Sizes

As the matter of adequate internal space to meet with a modern standard of living was raised during the committee site visit officers have compared the existing bedroom sizes to the recommendations set out in the Government's 'technical housing standards – nationally described space standard' (NDSS), which set out a "rule of thumb" standard for what is considered a reasonable expectation of internal amenity. Each of the bedrooms and internal spaces within the existing dwelling would meet the recommendations of this standard, as illustrated on the annotated plan attached to this update.

Therefore, as set out in the agenda committee report, the proposal would represent a negligible public benefit, of insufficient weight to override the identified harm to the designated heritage asset.

### 3. Use of Extension

During the committee site visit, the Parish Council representative raised a query regarding the use of the proposed extension. Should members of the committee resolve to grant planning permission this matter could be controlled by condition as set out below:

#### Ancillary Use:

*The extension hereby permitted shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling known as Gardeners Cottage.*

*Reason: The creation of a separate planning unit would conflict with the strategy for the location of new development, and be unacceptable in the interests of ensuring a sustainable pattern of development. This condition is applied in accordance with the National Planning Policy Framework, and Policies SP1, SP2, DM28, DM30 and DM44 of the West Berkshire Local Plan Review 2023-2041.*

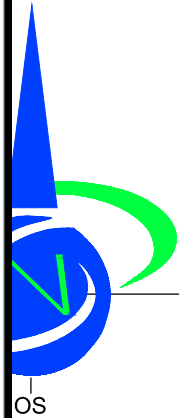
### 4. Recommendation

The recommendation remains as set out in the agenda committee report.

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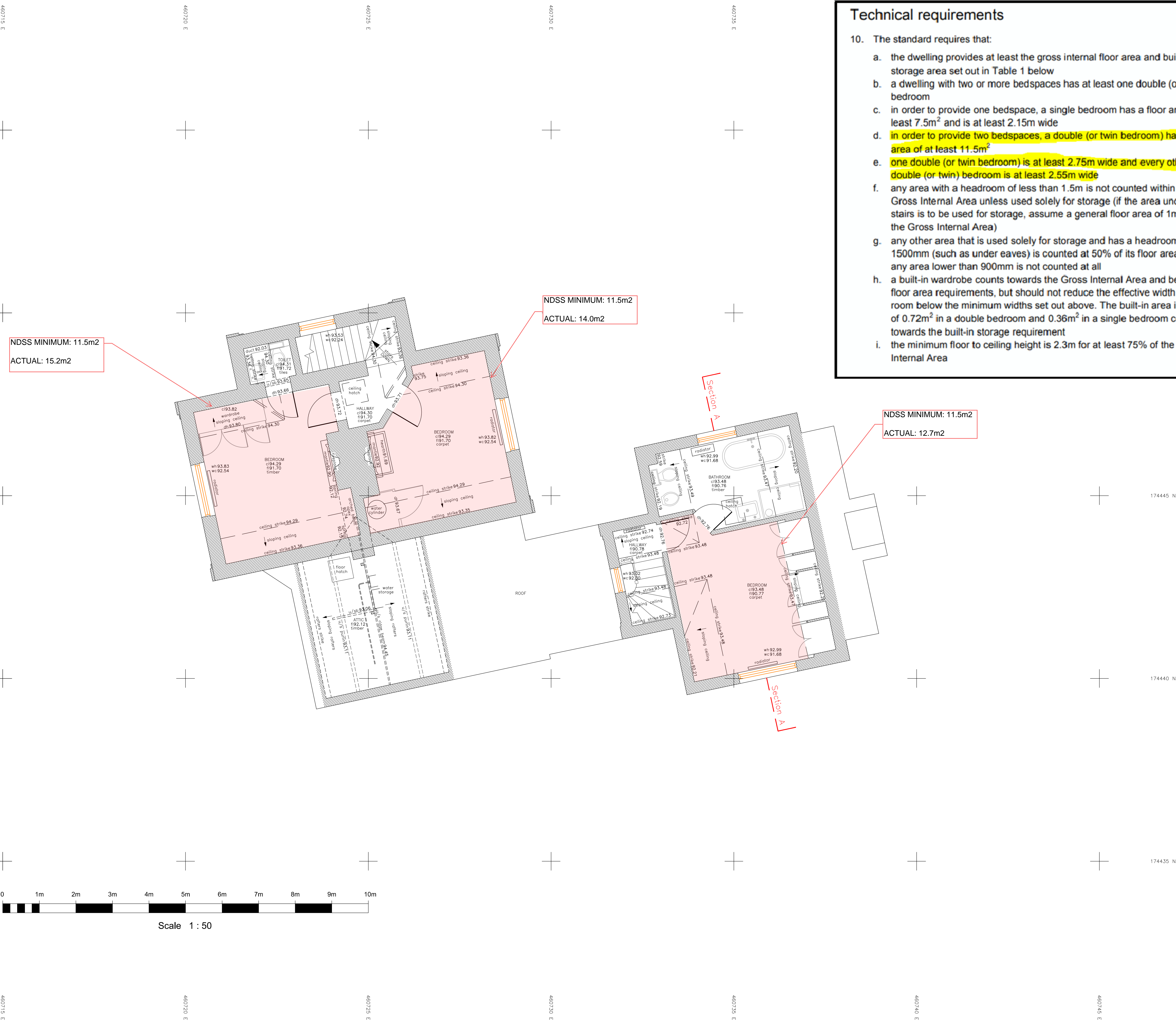
# APPENDIX 1





Technical requirements

10. The standard requires that:
- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below
  - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom
  - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide
  - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>
  - e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
  - f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area)
  - g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
  - h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement
  - i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area



Key

cl = ceiling level o/h = overhead  
dc = door cill u/s = underside of  
dh = door head u/sb = underside of beam  
fl = floor level wh = window head  
gl = ground level wc = window cill

Linetypes

Beam overhead - - - - -  
Building overhead - - - - -  
Ceiling - - - - -  
Cupboard/Shelf - - - - -  
Door - - - - -  
Duct/Boxing - - - - -  
Roof Edge/Last Tile - - - - -  
Level 147.87  
Mantle ☐ ☐  
Pipe - - - - -  
Ridge - - - - -  
Step - - - - -  
Wall - - - - -  
Window - - - - -  
Window overhead - - - - -  
Grid Cross +



Land & Measured Building Surveyors

27-29 New Street  
Charfield  
Wotton under Edge Tel: 01453 845017  
South Glos. Tel: 01453 845360  
GL12 8ES www.dandosurveying.co.uk  
enquiries@dandosurveying.co.uk

Project Name:  
Gardeners Cottage, Buckhold  
Pangbourne, Reading, West Berkshire, RG8 8QA

Drawing Title:  
Existing First Floor Plan

Client:

Agent:  
Fowler Architecture & Planning

Date: 12th December 2023 Scale: 1:50 @ A1

Grid Orientation Sheet ID Rev  
North GPS MFgardenersFF None

Site Level Datum Surveyed By Drawn By  
OS GPS BS VM





## **EASTERN AREA PLANNING COMMITTEE 06<sup>TH</sup> AUGUST 2025 UPDATE REPORT**

<b>Item No:</b>	(3)	<b>Application No:</b>	25/00733/LBC	<b>Page No.</b>	43 - 53
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**Site:** Gardeners Cottage, Buckhold, Pangbourne, Reading, RG8 8QA

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### **1. Registered Speakers**

Please refer to List of Speakers provided under separate cover.

### **2. Update**

No further update to report.

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