

EASTERN AREA PLANNING COMMITTEE

06TH AUGUST 2025

UPDATE REPORT

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

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

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.