

WESTERN AREA PLANNING COMMITTEE
19 AUGUST 2026
UPDATE REPORT

Item No:	4(3)	Application No:	26/00858/HOUSE	Page No.	31-45
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Site: 3 Blake Road, Hermitage, Thatcham, RG18 9WN

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Representations

Concerns were raised at the Western Area Planning Committee site visit that representations submitted were not available to view on the public access website. Officers have checked and can confirm that all the representations received have been and are publicly available to view under the 'Comments' tab for the application. All representations received have been considered in full in reaching officer's recommendation.

3. National Planning Policy Framework (NPPF) Update

Since publication of the committee report, a revised NPPF has been published. Officers have reviewed the proposal against the new national decision-making policies and are satisfied that the recommendation to approve planning permission remains unchanged. The proposal relates to a modest householder development comprising a loft conversion and the insertion of rooflights within an existing dwelling. It would make efficient use of the existing building, without extending its footprint or materially increasing its bulk or massing, and is therefore consistent with the Framework's policies relating to sustainable development and the effective use of land (S and L policies).

The proposal is also considered to accord with the NPPF's development management policies for well-designed places (DP policies), sustainable transport (TR policies) and conserving and enhancing the natural environment (N policies). The rooflights are modest in scale and design, would not result in unacceptable harm to the character or appearance of the dwelling or surrounding area, and are consistent with the established character of Blake Road. The Local Highway Authority has raised no objection and there is no evidence that the proposal would give rise to an unacceptable impact on highway safety. Furthermore, the Tree Officer has confirmed that the proposal is unlikely to adversely affect nearby protected trees, and biodiversity enhancements are proposed through the provision of a bat box. The proposal would not result in unacceptable impacts on neighbouring amenity, and no other environmental constraints have been identified that would justify withholding planning permission. Accordingly, officers remain satisfied that the proposal complies with the relevant provisions of the revised NPPF and that the recommendation for approval remains appropriate.