

# Notice of Meeting

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## District Planning Committee

**Wednesday 8 Jul, 2015 at 6.30pm**

**in Council Chamber Council Offices  
Market Street Newbury**

### **Members Interests**

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 30 June 2015

### **FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC**

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148

Email: [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk)

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

Any queries relating to the Committee should be directed to Linda Pye on 01635 519052  
Email: [lp@westberks.gov.uk](mailto:lp@westberks.gov.uk)



## Agenda - District Planning Committee to be held on Wednesday, 8 July 2015 (continued)

- To:** Councillors Pamela Bale, Jeff Beck, Paul Bryant (Vice-Chairman), Keith Chopping, Hilary Cole, Richard Crumly, Paul Hewer, Alan Law (Chairman), Alan Macro, Graham Pask, Garth Simpson and Virginia von Celsing
- Substitutes:** Councillors Lee Dillon, Billy Drummond, Clive Hooker, Marigold Jaques, Mollie Lock, Tim Metcalfe and Anthony Pick
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# Agenda

## Part I

Page No.

- (1) **Application No. & Parish: 15/00277/FUL, Hunters Way, Craven Road, Inkpen** 3 - 6
- Proposal:** Demolish an existing bungalow and detached garage and replace with new house.
- Location:** Hunters Way, Craven Road, Inkpen, Hungerford, Berkshire, RG17 9DY.
- Applicant:** Nicholas and Emma Featherstone.
- Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **REFUSE** Planning Permission for the reason set out in section 8.2 of this report.

Andy Day  
Head of Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



West Berkshire  
C O U N C I L

**DISTRICT PLANNING COMMITTEE  
ON 8 JULY 2015**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 15/00277/FUL                      **Page No.** 39 - 92

**Site:** Hunters Way, Craven Road, Inkpen, Hungerford, Berkshire, RG17 9DY.

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**Planning Officer Presenting:** Jake Brown

**Member Presenting:** N/A

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**Parish Representative speaking:** Dr David Thomas

**Objector(s) speaking:** Mr Bill Barrington on behalf of 15 Inkpen residents

**Support(s) speaking:** Mr Andrew Rowles

**Applicant/Agent speaking:** Mr Andrew Spiller

**Ward Member(s):** Councillor James Cole  
Councillor Anthony Stansfeld

**Update Information:**

Since the production of the District Planning Committee report the Tree Officer has formally provided the following comments to the application:

'The Design and Access Statement refers to a Pre App discussion which took place with the Tree Officer in back in 2010, on site with Andrew Spiller of AJ Architects.

The site has not changed significantly in the interim and the trees still considered worthy of retention are:

- the mature Scots Pines, mature Spruce, mature Cherry all of which are of good quality and providing amenity value to the site and surroundings, to be retained as shown with indicative circles on Drawing P-00-002.
- Mixture of Apple and Pear trees.

However, Drawing P-00-002 provides limited tree related information having identified only some of the trees with indicative circles only, and apart from the pines and spruce it is unclear as to which trees are to

be retained and those to be removed.

The Design and Access Statement notes that:

'It is proposed to locate the new property further back on the site than the existing bungalow, and to orientate it with the front elevation facing the Craven Road'

The reasons given are:

'The proposed building will nestle more comfortably amongst the existing trees'

'The location of the building further back into the site, hidden behind the existing trees and a new landscaped bund to the front will offer more privacy to the occupants of the house as well as to the neighbours.'

But Drawing P-00-002 appears to show the indicative circle of one of the pines to be impacted by the proposed development, damage to this tree's crown to accommodate the proposed development, damage to its roots in the RPA, and such close proximity of proposed development to large, evergreen tree (light issues) are likely to send the tree into decline and promote the removal of the tree on light issues / perceived fears of close proximity of dwelling to tree.

It is clear there will be an impact on trees to be retained, but it is not clear exactly which trees will be retained, and without the trees being accurately plotted on a scale plan and a Tree Survey in accordance with BS5837:2012 submitted prior to determination of the application, the impact cannot be determined.

#### Conclusion

The Design and Access Statement notes the benefits of large, mature retained trees for the proposed development and yet the plans do seem to be at odds with this, but without the information requested, the full extent and significance of the impact cannot be determined.

#### Recommendations

Further information as requested above, failing this within the lifespan of the application -

No objection - subject to the following Conditions being attached to any proposed planning consent.'

The conditions suggested by the Tree Officer are: Detailed Scheme of Landscaping, Tree Protection Scheme, Arboricultural Method Statement and Construction Precautions. These conditions were proposed in the draft conditions attached to the Western Area Planning Committee Report of 10<sup>th</sup> June 2015.

For information the application site area (the red line residential area of the site) is 3650 square metres (0.365ha or approximately 0.9 acres) and the adjacent land to the rear within the same ownership as the applicant (the blue line area outside the residential curtilage) is approximately 8460 square metres (0.846ha or approximately 2.09 acres).

The proposed development differs from that previously refused and dismissed at appeal through a reduction of 0.7 metres in height, 69 square metres in floor area and 217 cubic metres in volume. The proposed scheme also reduces the overall width of the dwelling from that previously refused by 3 metres however there is no overall reduction in depth of the dwelling proposed.

The main changes to the scheme from that previously refused and dismissed at appeal are to the side elements of the main dwelling. The northern side elevation proposes a reduction of the previous two storey element to a single storey flat roof. The southern two storey side element has been reduced in size

and moved towards the rear of the dwelling. The overall siting of the building is rotated by approximately 30 degrees away from the rear residential boundary. The three large gable features on the rear elevation noted by the Inspector in the previous appeal remain together with the three large gable features to the front elevation.

A change to the proposed ground levels is also noted. As such, should the District Planning Committee resolve to approve the application, it is recommended that the following condition is attached to those set out in the appendices to the District Planning Committee report requiring details of finished floor levels to be submitted and approved by the Local Planning Authority before development commences:

16. No development shall take place until details of the finished floor levels of the dwelling hereby permitted in relation to existing and proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the proposed development and the adjacent land. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

The consultation response from the Tree Officer does not alter Officer's recommendation that the application should be refused for the following reason, as set out in the Western Area Planning Committee report of 10<sup>th</sup> June 2015:

### **Reason for Refusal**

1. The application site lies outside of any defined settlement boundary, as defined by the West Berkshire District Local Plan Saved Policies 2007. It is considered the proposed dwelling will result in an approximate increase of 130% in floor area and 75% in volume upon the existing dwelling. With regard to the guidance given in the Council's Supplementary Planning Guidance 04/3 'Replacement Dwellings and Extensions to Dwellings in the Countryside' the proposed scheme would result in a dwelling that is disproportionate in size to the dwelling being replaced therefore harming the character of the area. The proposed siting of the dwelling would extend the built form of this part of the village more clearly into the views from the footpath (INKP/17/1), to an extent that the dwelling would be a dominant and jarring feature that would result in an uncharacteristically hard edge to the settlement at this point. The siting of the proposed dwelling close to the rear boundary would increase the likelihood of garden paraphernalia being more visible from the footpath. The introduction of a strong boundary treatment to prevent such paraphernalia would further accentuate the hard settlement edge harmful to the character and appearance of the AONB. Furthermore the design and massing of the building proposed, and the set back of the building beyond the general building line and at an angle are considered to be inappropriate to the character of the area. The large gabled features on the front and rear elevations are also not considered to be sympathetic to the street scene and increase the dominance of the proposal. In addition views into the site from the public road would be opened up as a result of the proposed new access arrangement thereby increasing the visual prominence and intrusion of the proposed replacement dwelling.

The proposal therefore fails to comply with guidance contained within the National Planning Policy Framework (March 2012), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy ENV23 of the West Berkshire District Local Plan 1991-2006 (Saved Policies

2007), West Berkshire Council's Supplementary Planning Document Quality Design (Part 2) (June 2006), West Berkshire Council's Supplementary Planning Guidance 'Replacement Dwellings and Extensions to Dwellings in the Countryside' (July 2004), the North Wessex Downs AONB Management Plan 2014-2019 and the Inkpen Village Design Statement (2002).