

# Supplemental Items for District Planning Committee

Wednesday, 21st August, 2019 at  
6.30 pm

in Council Chamber Council Offices  
Market Street Newbury

## Part I

Page No.

- |     |  |        |
|-----|--|--------|
| (1) | <b>Application No. &amp; Parish:</b> 18/03398/HOUSE - Winterley House,<br>Kintbury, Hungerford, RG17 9SY | 3 - 14 |
|     | <b>Proposal:</b> Extension of existing property with part single and<br>part two storey extension        |        |
|     | <b>Location:</b> Winterley House, Kintbury, Hungerford, RG17 9SY   |        |
|     | <b>Applicant:</b> Mr and Mrs McNally   |        |
|     | <b>Recommendation:</b> For the District Planning Committee to determine the<br>application.              |        |

Sarah Clarke  
Head of Legal & Strategic Support

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Linda Pye on (01635) 519052  
e-mail: [linda.pye@westberks.gov.uk](mailto:linda.pye@westberks.gov.uk)

Further information and Minutes are also available on the Council's website at  
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**DISTRICT PLANNING COMMITTEE  
DATED 21 AUGUST 2019**

**UPDATE REPORT**

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

**Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.**

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,  
Part 2 - any applications that have been deferred for a site visit,  
Part 3 - applications where members of the public wish to speak,  
Part 4 - applications that have not attracted public speaking.

<b>Part 1</b>	N/A
<b>Part 2</b>	N/A
<b>Part 3</b>	(Item 1) 18/03398/HOUSE Winterley House, Kintbury, Hungerford Pages 21-40
<b>Part 4</b>	N/A

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**DISTRICT PLANNING COMMITTEE  
ON 21<sup>ST</sup> AUGUST 2019**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 18/03398/HOUSE                      **Page No.** 21 - 40  
**Site:** Winterley House, Kintbury

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**Planning Officer Presenting:** Derek Carnegie  
Dennis Greenway

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Marcus McNally (Applicant)  
Frank Dowling (Agent)

**Ward Member(s):** Councillor Dennis Benneyworth  
Councillor James Cole  
Councillor Claire Rowles

**Update information:**

The application was deferred from the Western Area Committee dated 03 July. Additional draft amended plans for consideration have been submitted which are shown in the presentation.

The amendment consists of a reduction in the length of the proposed orangery and office of 2 metres. No changes to the overall scale or width of this linear element of the extensions or the two storey extensions.

The alteration is not considered to overcome the principle concerns outlined in the officers' report or the fundamental objections and dismissal of the previous appeal by the Planning Inspectorate which outlined a number of key elements which have not been addressed.

The Conservation Officer provided additional comments on the amendment as follows:-

*In essence the amendments reduce the length of the extensions from 19.4 metres to 17.4 metres, but otherwise are as originally submitted and are not therefore considered to overcome my previously made building conservation objections.*

*By way of reference the existing frontage width of the dwelling is some 13 metres scaled from the application drawings.*

*It is worth referring to comments in the appeal decision letter in respect of the previous application on the site, which refers, inter alia, not only to the scale of the two storey extension not appearing subservient and having an unbalancing impact on the appearance of the existing building on the site, but also the single storey extensions introducing a strong linear element contrary to the compact square form of the existing dwelling, which would have a dominating impact given its substantial length, especially when compared with the existing footprint, and would not therefore appear as a subservient addition.*

*The appeal decision letter also refers to the length of built form eroding the spacious setting of the site, as well as other design issues exacerbating the impact of the proposals.*

Following the DPC site visit, the Chairman has asked for further clarification on two issues – the extent of the application site and the definition of whether or not the house is a designated or a non-designated heritage asset.

The Site Curtilage: The attached plans indicate the application site outlined in 'red' and a plan attached to the original application which indicates a line located much closer to the west of the actual building. Officers considered that it may complicate consideration of the pure planning policy aspects of the determination if detailed enforcement investigations were commenced about the size of the plot indicated in the original plans however, following this determination, further investigations will commence with regard to the evidence which can be produced by the applicant regarding the size of the residential curtilage.

It will be interesting to note that a previous planning application on the site clearly indicated a much more limited curtilage to the property.

Designated or Non-designated: Whilst not currently included in West Berkshire's Local List of Heritage Assets (which is currently in its early stages), the house is considered to be a non-designated heritage asset within the meaning and definition contained within the NPPF.

Government guidance on the application of national policies is provided in Planning Practice Guidance (PPG): Conserving and enhancing the historic environment. The paragraphs of particular relevance, relating to the designation of non-designated heritage assets are Paragraphs 039 (Reference ID: 18a-039-20140306), 040 (Reference ID: 18a-040-20140306) and 041 (Reference ID: 18a-041-20140306). Paragraph 039 states that:

'Local planning authorities may identify non-designated heritage assets....In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

Therefore, whilst Local Lists are the most proactive way of identifying non-designated heritage assets, the NPPF does not preclude LPA's from establishing whether a building meets the meaning and definition of a non-designated heritage when considering a development proposal. Indeed, Paragraph 041 advises that

'when considering development proposals, local planning authorities should establish if any potential non-designated heritage asset meets the definition in the National Planning Policy Framework at an early stage in the process' .

In addition, the following breakdown of the building's heritage value might be useful.

#### Evidential Value:

Historic England suggests that - "Evidential value derives from the potential of a place to yield evidence about past human activity". Mapping evidence supports an 18th century (or older) date for the building, as a small country house with subservient outbuildings/ staff accommodation. The building was originally nationally listed as Grade III (previously known as Mount Pleasant Villa) but was removed from the list after the 1980's review.

The house offers evidential value in that it documents the development of country houses during the C18th and C19th. Furthermore, whilst the building has been altered, survival of historic fabric is relatively high and architectural details and materials provide evidential value regarding methods of construction in the C18th and C19th.

#### Historical Value:

Historic England suggests that - "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative". Winterley House has an interesting history, beginning life as a small vernacular country house in the C18th. It was expanded and altered in several phases during the late C18th and C19th to become a substantial country house. These phases have considerable historical value, and illustrate the rise of 'polite' architecture during the C18th and C19th, where buildings were altered in response to changing architectural tastes and fashions during the C18th and C19th.

#### Communal Value:

Historic England suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory". Communal enjoyment of the house can be enjoyed through views of it within the landscape setting.

#### Aesthetic Value:

Historic England suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". I consider that the building possesses aesthetic value. The house is an attractive, well proportioned, mostly symmetrical house of Georgian origins, built using traditional materials and methods. Whilst the house has been altered, the alterations have been carried out in a sympathetic manner.

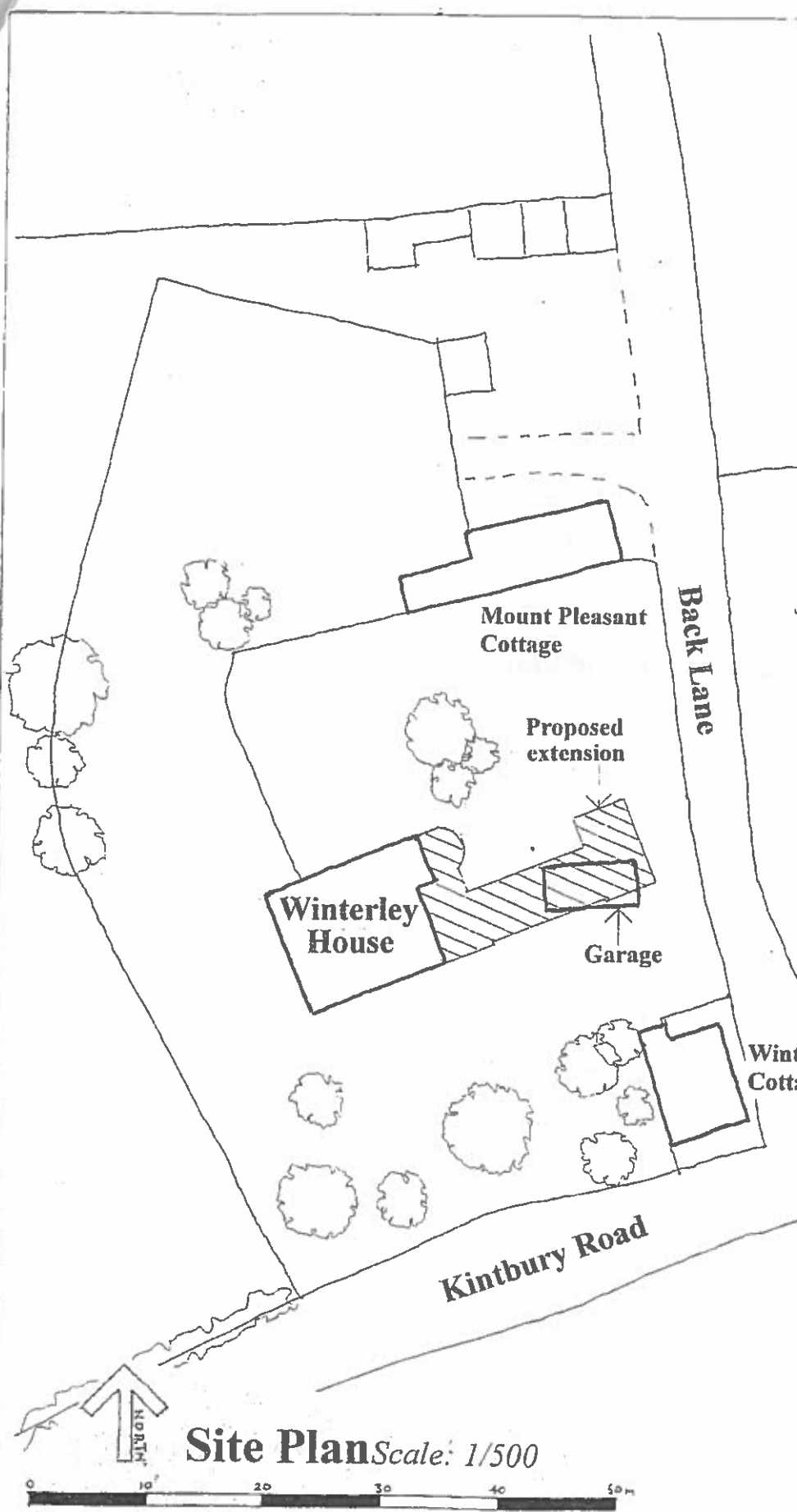
I therefore do not consider that these alterations detract from the character of the building. It is important to note that the Appeal Inspector agreed with this assessment:

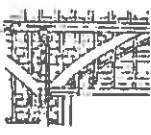
*"Winterley House is a handsome two storey over basement detached brick building with Georgian origins. It has been extended and remodelled over time during different eras to become a substantial and mostly symmetrical building of square proportions. The existing north, west and south elevations have an attractive regular appearance due to the height, length and depth of the elevations which results in a squareness of built form. This is enhanced by the arrangement of the size, positioning and design of windows and door openings."*

DC







<b>Client:</b> Mr & Mrs McNally	
<b>Site:</b> Winterley House Kintbury Berkshire RG17 9SY	
<b>Project:</b> Erection of two storey and single storey side extension	
<b>Title:</b> Site plan	
<b>Scale:</b> 1/500	<b>Date:</b> May 2018
<b>Dwg No:</b> WH/18/01	<b>Revision No:</b>
<b>Drawn by:</b> FJD	
 <b>F J Dowling</b> 1:18 000 Consultation & Design Consultancy Boscombe House Ford Street Thetford Norfolk IP24 2EP Tel: 01842 763469 Mobile: 07887 714854 dowlingfrank@hotmail.com	

**Site Plan** Scale: 1/500



# Winterley House Kintbury

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WEST BERKSHIRE  
COUNCIL

- 9 JAN 2019

18/03398

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SITE LOCATION PLAN

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SCALE 1:1250 on A4

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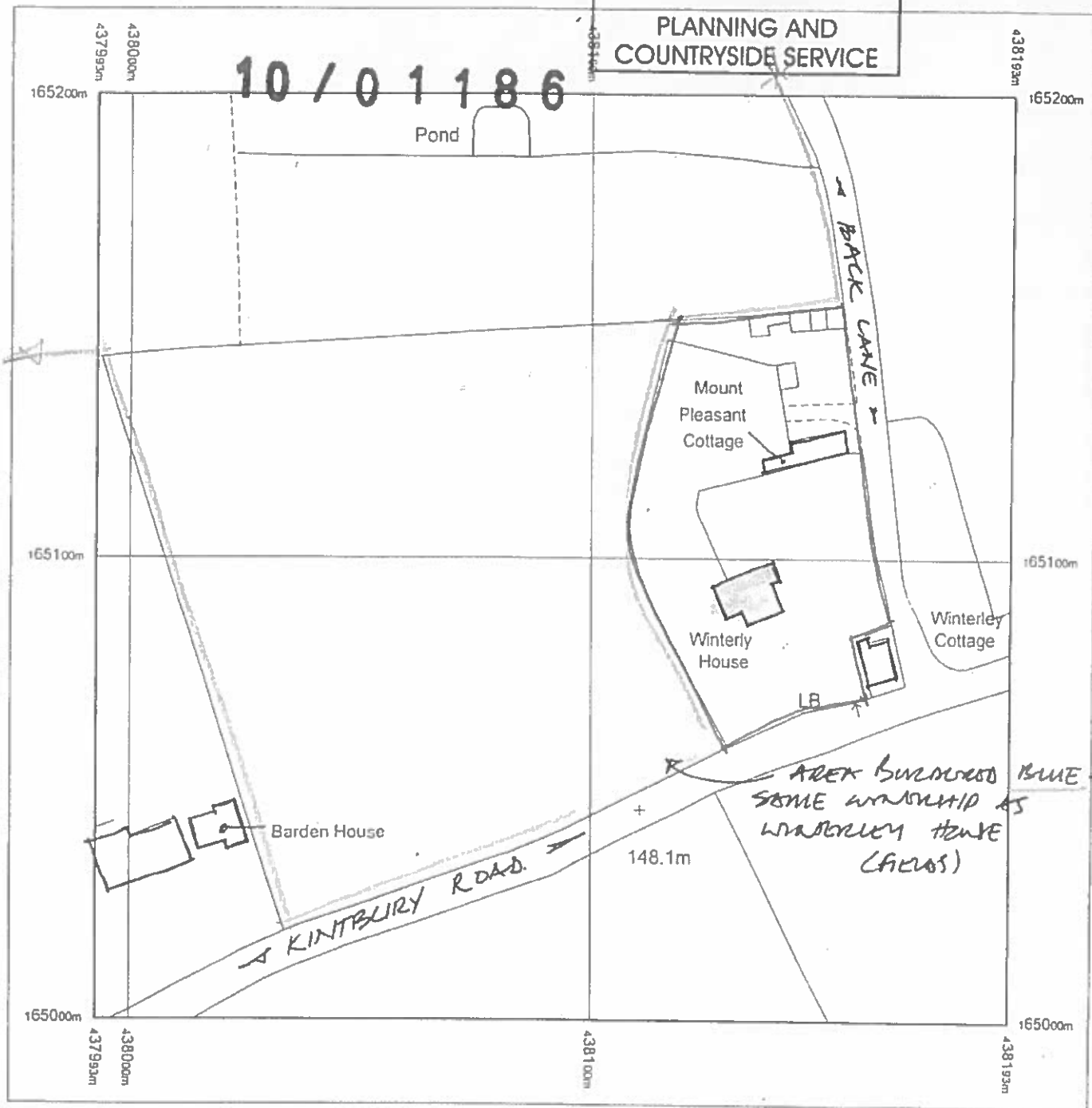
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*PLANNING - 4cc*

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WINTERLEY HOUSE, KINTBURY.  
LOCATION PLAN. 5.10. 1:1250.  
ADRIAN JONES. ARCHITECT. DRG 446, 30.



Scale 1:1250

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Kint Bury
Berkshire
RG17 9SY

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