

# Notice of Meeting



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## **Western Area Planning Committee Wednesday 12 August 2020 at 6.30pm Written Submissions**

### **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.

### **Further information for members of the public**

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 Jenny Legge on (01635) 503043 Email: [jenny.legge@westberks.gov.uk](mailto:jenny.legge@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 4 August 2020



**Agenda - Western Area Planning Committee to be held on Wednesday, 12 August 2020**  
(continued)

**To:** Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), Tony Vickers (Vice-Chairman) and Howard Woollaston

**Substitutes:** Councillors Jeff Beck, James Cole, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers

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# Agenda

## Part I

**Page No.**

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| (1) | <b>Application No. and Parish:</b> 20/01193/HOUSE, White Lodge, Shaw<br><b>Cum Donnington</b><br><b>Proposal:</b> Two storey rear extension and external alterations to existing dwelling, following demolition of existing outbuildings (resubmission of application 19/02505/HOUSE)<br><br><b>Location:</b> White Lodge<br><b>Applicant:</b> Mr and Mrs Baynham<br><b>Recommendation:</b> The Head of Development and Planning be authorised to <b>refuse</b> planning permission | 5 - 8 |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|

### Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Sarah Clarke  
Service Director (Strategy and Governance)

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

## Western Area Planning Committee

Wednesday 12<sup>th</sup> August 2020

### Written Submissions

<b>Item:</b>	(1)
<b>Application Number:</b>	20/01193/HOUSE
<b>Location:</b>	White Lodge, Donnington Grove, Donnington
<b>Proposal:</b>	Two storey rear extension and external alterations to existing dwelling, following demolition of existing outbuildings (resubmission of application 19/02505/HOUSE)
<b>Applicant:</b>	Mr and Mrs Baynham

#### Submissions received

Shaw Cum Donnington Parish Council	None
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	Callan Powers of Fowler Architecture and Planning Ltd

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Our Ref: CP/171022/CM

10 August 2020

Development and Planning Service  
West Berkshire Council  
Market Street  
Newbury  
RG14 5LD



## **WESTERN AREA PLANNING COMMITTEE TO BE HELD ON 12 AUGUST 2020**

### **Written submission in respect of Application Ref: 20/01193/HOUSE**

This application seeks planning permission for an extension to a two storey detached house, White Lodge. While the Applicants understand the reasoning, it is regrettable that no site visit has been made to inform your consideration of this application. Had a site visit been conducted, you would see that White Lodge occupies a position that is unusually obscured, with limited visibility from public vantage points to the east, screened views from the north and west, and effectively none from the south. The proposed extension, to be situated to the rear of the existing house, makes use of this position, the result being that the extension would have little visual impact on a house with no particular prominence.

Planning permission was granted at the site for an extension of a similar shape in 2017, this has now lapsed. The previous permission, secured by a previous owner, permitted an extension that would not provide a significant uplift in residential amenity for occupants.

The current Applicants, who intend to occupy White Lodge themselves for the foreseeable future, made an application for a larger extension last year, however that was withdrawn.

This application is significantly amended. The proposed roof height was lowered to sit below that of the existing, the integral garage removed, and the overall visual spread reduced. These are significant compromises made by the Applicants that result in a holistic proposal, contrasting favourably a contemporary approach with the more utilitarian original house.

White Lodge was not considered by the Conservation Officer to be a non-designated heritage asset in either the application for the previous approval or the withdrawn scheme. We do not consider it a non-designated heritage asset, and its low-key construction and inconspicuous nature lends it little in the way of significance, or indeed contribution to either the historic park or the conservation area.

In respect of the previous approval, the Conservation Officer also noted the "limited public views of the extension from within the conservation area", and "although the proposal is visible from certain parts of the historic park to the west, its visual impact is softened by the existing trees and

vegetation along the boundaries". These judgements are no less true of this proposal. Indeed, under the current proposals, with the extension offset from the existing eastern wall, the extension is further from, and less imposing on, the footpath than that previously approved. This proposal also drops the roof height slightly below the existing, and as such below that previously approved. The site coverage increase is also partially offset by the removal of outbuildings. This application is supported by ecological and tree reports; the Applicants are committed to following their recommendations.

To conclude, the proposed extension would have no effect on nearby residents, no effect on the significance of the Conservation Area or Park, and is a sensible compromise resulting in high quality design located within a plot that can more than comfortably accommodate it. We hope that you will agree and grant planning permission accordingly.