

Notice of Meeting



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Western Area Planning Committee Wednesday 3 February 2021 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

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

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: planningcommittee@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at 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

Date of despatch of Agenda: Tuesday, 26 January 2021



Agenda - Western Area Planning Committee to be held on Wednesday, 3 February 2021
(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.

- | | | |
|-----|---|--------|
| (1) | Application No. and Parish: 20/01914/FUL, Tree Tops, Hampstead Norreys | 5 - 6 |
| | Proposal: Two-storey front and side extension over basement to create granny annexe and carers room. Change of use of associated land to provide two additional ancillary parking spaces. | |
| | Location: Tree Tops, Hampstead Norreys, Thatcham, RG18 0TE | |
| | Applicant: Mrs & Mr Humphreys | |
| | Recommendation: To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions' | |
| (2) | Application No. and Parish: 20/02630/HOUSE, Gallants View, Lower Green, Inkpen | 7 - 14 |
| | Proposal: Revised proposals for replacement entrance porch, internal alterations and extension to accommodate relocated kitchen with dining area with additional bedroom and family bathroom | |
| | Location: Gallants View, Lower Green, Inkpen, RG17 9DW | |
| | Applicant: Mr E and Mrs R Bennett | |
| | Recommendation: To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions' | |

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.



West Berkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 3 February 2021
(continued)

- (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.



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Western Area Planning Committee

3rd February 2021

Written Submissions

Item:	(1)
Application Number:	20/01914/FUL
Location:	Tree Tops, Forge Hill, Hampstead Norreys
Proposal:	Two-storey front and side extension over basement to create granny annexe and carers room. Change of use of associated land to provide two additional ancillary parking spaces.
Applicant:	Mrs & Mr Humphreys

Submissions received

Hampstead Norreys Parish Council	None
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	None

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Western Area Planning Committee

3rd February 2021

Written Submissions

Item:	(2)
Application Number:	20/02630/HOUSE
Location:	Gallants View, Lower Green, Inkpen
Proposal:	Revised proposals for replacement entrance porch, internal alterations and extension to accommodate relocated kitchen with dining area with additional bedroom and family bathroom
Applicant:	Mr E and Mrs R Bennett

Submissions received

Inkpen Parish Council	None
Adjoining Parish Council	N/A
Objectors	Sam Peacock on behalf of residents of Hollytree Cottage
Supporters	None
Applicant/ Agent	Mr and Mrs Bennett

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Review of Application 20/02630/HOUSE

- 1.1 I submit this letter to notify the committee of my client's objection. The council's statements have not been quoted due to the specific word count; However, I am willing to discuss these during the committee.
- 1.2 Size and Scale: This application is outside of the settlement boundary and, thus, must comply with policy C6.
- 1.3 Application 19/01624/HOUSE validates that the proposed size of the extensions is contrary to Policy C6. This is emphasised in the Parish Council Objections in which they conclude "*overdevelopment*".
- 1.4 Character: The council's assessment states that as the ridge height and the size are subservient then the proposal is acceptable. As above we argue this is not the case; however, Policy C6 states that the scale of the enlargements has to be subservient as to "*not impact the character of the existing dwelling.*"
- 1.5 In relation to this specific dwelling the proposed addition is detrimental to its character contrary to Policy C3.
- 1.6 This building is thatched and visible from a public footpath making its character important within the local identity. An increase of 77% in volume ensures that the thatched character of the dwelling will be diminished. At this size no longer complimentary.
- 1.7 Therefore, I disagree with the statement made within the council's case at 6.4.

- 1.8 In addition, it is confirmed in paragraph 6.4, that there is a discrepancy between the measurements provided by the applicants and the council. The large scale combined with the proposed materials has a detrimental impact on the character of the building, the AONB and the neighbouring footpath, conflicting with i), ii) and iii) of Policy C6.
- 1.9 This further conflicts with ADPP5, Policy CS19, Policy ENV.18 and Policy ENV.24, (C) of the WBDLP,
- 1.10 No special circumstances are proposed to validate this impact: Existing complies with space standards whilst building has already been “modernised”.
- 1.11 The proposal states in 6.4 that the development is “clearly visible” from the footpath, thus, out of character in regard to design as mentioned above.
- 1.12 The proposed materials are not matching in relation to a non-designated heritage asset; conflicting with paragraph 189 and 196 of the NPPF.
- 1.13 Amenity: The two-storey part of the extension contains a height of 6.9 metres and protects by 6.3 metres.
- 1.14 The council state that “*Given the modest eaves height... the additional shadow cast...would fall largely within the application site*”. The impact of overshadowing is relevant from the proposed ridge height, even with the separation distance the significant height will have an impact, especially from the ground floor kitchen.
- 1.15 Misleading/Inaccurate information: Within the support letter which is acknowledged by the officer it states that my client plans to implement

a similar extension. This is incorrect as the proposal only has a projection of 1.5m.

1.16 Misleading figures: Volume is larger, eaves height used for amenity assessment.

1.17 The planning officer has not visited the site; failing to see the detrimental impact on character, AONB and neighbouring amenity.

1.18 Parish council objection is valid

Word Count = 500 Words

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BEFORE THE WESTERN AREA PLANNING COMMITTEE OF WEST
BERKSHIRE COUNCIL ('WBC')

APPLICANTS' WRITTEN SUBMISSION IN SUPPORT OF PLANNING
APPLICATION

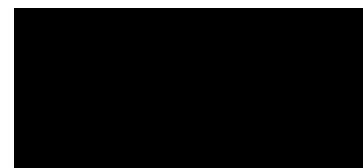
COMMITTEE MEETING DATED 3 FEBRUARY 2021

499 WORDS

1. We are pleased that WBC's Committee Report (the '**Report**') recommends that planning permission be granted. We accept the Report and the conditions it recommends. We rely upon it, our Heritage Statement ('**HS**'), Response Letter ('**RL**'), and the two third party letters in support, in support of our application.
2. This *modest* extension turns our much-loved historic two bedroomed home into a three bedroomed one. Our young children will have small separate bedrooms. We will have one small bathroom upstairs and a standard sized kitchen/diner downstairs. A generous garden at the back will remain, as will the front garden and driveway.
3. We have sought to take all reasonable steps to achieve as appropriate a proposal as possible, including instructing architects whom we understand are known and respected by WBC, and a specialist heritage consultant.
4. We are pleased that WBC recognises that:
 - a. the heritage aspects of our home are safeguarded as the Conservation Officer concludes;
 - b. our proposal fits with the nature and character of Inkpen and Lower Green, see also HS § 7.1-9, pp8-9;
 - c. our proposal fits with the proportions of the site our property sits upon, see also RL § pp 3-4; and
 - d. the current property is "*not in keeping with modern standards*" and that our proposal addresses this in an appropriate and sympathetic manner.

5. Neither Inkpen Parish Council ('IPC') nor any objector suggest that our extension will be obtrusively visible from any angle by road, or from the front. It will only be able to be viewed when directly adjacent to it from the footpath, and from the garden of our immediate neighbour, Holly Tree Cottage. It's impact is minimal, see RL § pp.2-4 and the Report. Our other immediate neighbour, Brook House, does not object to this application.
6. On the objections:
 - a. We agree with the clear and thorough reasons in the Report for the non-sustainability of all the objections.
 - b. We note that no expert or professional evidence has been submitted by IPC or by lay objectors to provide an evidential base to justify the assertions underpinning their objections.
 - c. We are particularly disappointed in IPC's 'eleventh hour' reversal of their original 'no objections' decision, with its seeming reliance upon 'urgent information' which had no evidential basis, and which the Planning Officer in the Report is content, in her professional opinion, to discount.
 - d. We genuinely feel that the number of objections received lies in surreal disproportion to the sympathetic extension we have sought to achieve, planned with the assistance of careful professional help. We cannot speculate as to why that is.
7. Living in and caring for a heritage property is important to us, as is living in the beautiful semi rural setting of Inkpen which is home. We wish for our cottage to remain and appear part of the fabric of the village and believe our proposal, as WBC acknowledge, will achieve this.
8. We hope you will support our sincere application to extend our home.

EDWARD AND REBECCA BENNETT



31 January 2021