

# Notice of Meeting

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## Eastern Area Planning Committee

**Wednesday 22 March 2017 at 6.30pm**  
in the Calcot Centre, Highview (off Royal Avenue), Calcot

### 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 14 March 2017

### FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre 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 Jessica Bailiss on (01635) 503124  
Email: [Jessica.Bailiss@westberks.gov.uk](mailto:Jessica.Bailiss@westberks.gov.uk)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 22 March 2017**  
(continued)

**To:** Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping (Vice-Chairman), Richard Crumly, Marigold Jaques, Alan Law, Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

**Substitutes:** Councillors Lee Dillon, Sheila Ellison, Nick Goodes, Tony Linden, Mollie Lock and Quentin Webb

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# Agenda

## Part I

**Page No.**

1. **Apologies**  
To receive apologies for inability to attend the meeting.
2. **Minutes** 5 - 16  
To approve as a correct record the Minutes of the meeting of this Committee held on 8 February 2017.
3. **Declarations of Interest**  
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
4. **Schedule of Planning Applications**  
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications.)
  - (1) **Application No. & Parish: 16/03518/FULD - Pelynt, Crookham Common Road, Brimpton** 17 - 38  
**Proposal:** Demolition of existing dwelling and construction of a self-build replacement dwelling.  
**Location:** Pelynt, Crookham Common Road, Brimpton, Reading, Berkshire, RG7 4PT  
**Applicant:** Mr Hunt  
**Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **REFUSE PLANNING PERMISSION**.
- Items for Information**
5. **Appeal Decisions relating to Eastern Area Planning** 39 - 40  
*Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.*



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 22 March 2017**  
*(continued)*

**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.

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.



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## DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

### **EASTERN AREA PLANNING COMMITTEE**

#### **MINUTES OF THE MEETING HELD ON WEDNESDAY, 8 FEBRUARY 2017**

**Councillors Present:** Peter Argyle, Pamela Bale, Graham Bridgman, Richard Crumly, Marigold Jaques, Alan Law, Mollie Lock (Substitute) (In place of Alan Macro), Tim Metcalfe, Richard Somner, Quentin Webb (Substitute) (In place of Graham Pask) and Emma Webster

**Also Present:** Gareth Dowding (Senior Engineer), Andrew Heron (Senior Planning Officer), Charlene Hurd (Democratic Services Officer), David Pearson (Development Control Team Leader) and Shiraz Sheikh (Acting Legal Services Manager)

**Apologies for inability to attend the meeting:** Councillor Keith Chopping, Councillor Alan Macro and Councillor Graham Pask

#### **PART I**

##### **77. Election of the Chairman**

In the absence of the Chairman and Vice Chairman of the Eastern Area Planning Committee, Members **RESOLVED** that Councillor Alan Law be appointed as Chairman of this meeting only.

##### **78. Minutes**

The Minutes of the meetings held on 18 January 2017 were approved as true and correct records and signed by the Chairman subject to the following amendments:

###### **Special meeting**

**Page 5 - Items 69 (Declarations of Interest) and 71(1) (15/02842/OUTMAJ):** Councillor Emma Webster stated that she **did not** have an interest in the application and wanted this clearly documented within the minutes.

###### **Main meeting**

**Page 7/8 – Items 73 (Declarations of Interest) and 74(3) (15/02842/OUTMAJ):** Councillor Emma Webster stated that she **did not** have an interest in the application and wanted this clearly documented within the minutes.

**Page 13 – Item 74(3) (15/02842/OUTMAJ) - Paragraph 5:** Councillor Bridgman advised that he was familiar with this site as a **former** Governor of Theale Green Secondary School.

##### **79. Declarations of Interest**

Councillor Emma Webster declared an interest in Agenda Item 5(1), and reported that, as she had predetermined the planning application, she would be leaving the meeting during the course of consideration of the matter.

Councillor Tim Metcalfe declared an interest in Agenda Item 5(1), but reported that, as his interest was a personal or a other registrable interest, but not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.

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Councillor Richard Crumly declared an interest in Agenda Item 5(2), but reported that, as his interest was a personal or a other registrable interest, but not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter

### 80. Schedule of Planning Applications

#### (1) Application No. & Parish: 16/01947/OUTMAJ - Stonehams Farm, Long Lane, Tilehurst, Berkshire, RG31 5UG

*(Councillor Emma Webster declared an interest in Agenda Item 5(1) by virtue of the fact that she had already commented on and predetermined the planning application through the DPD process and also generally. She would not therefore be taking part in the consideration of the matter and would take no part in the debate or voting on the matter other than to address the Committee as Ward Member.)*

*Councillor Tim Metcalfe declared an interest in Agenda Item 5(1) by virtue of the fact that he supplied hay to a person currently using the site, but reported that, as his interest was a personal or a other registrable interest, but not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

(Councillor Emma Webster left the meeting.)

The Committee considered a report (Agenda Item 5(1)) concerning Planning Application 16/01947/OUTMAJ in respect of a residential development of up to 15 dwellings, and the creation of a new woodland belt on the northern boundary.

In accordance with the Council's Constitution, Mrs Jean Gardner, Parish Council representative, Mr Richard Churchill, objector, and Mr Tim North, applicant/agent, addressed the Committee on this application.

Mrs Jean Gardner in addressing the Committee raised the following points:

- The site appeared unkempt and would benefit from being tidied up but there were still concerns raised regarding the proposed development on this section of land.
- Access to the site was better in its current position and not in the proposed location.
- The development would have an adverse affect on the local wildlife and introduce unwanted light pollution. Why would the applicant consider developing within the Area of Outstanding Natural Beauty (AONB).
- Local schools and health services were already stretched and would not cope with the increase in local population – financial contributions would not address this issue.
- There were concerns about the impact on adjoining ancient woodland.
- It appeared that Members would not be happy until Tilehurst became a concrete jungle and she urged them to leave some greenery behind.

Councillor Tim Metcalfe asked whether Mrs Gardner had seen the contour plan, provided within the update report, which suggested that the entrance road was level with the site. Mrs Gardner stated that the entrance road was positioned lower than the site which resulted in pooling when it rained - she was confident that this was the case due to her local knowledge.

Mr Richard Churchill in addressing the Committee raised the following points:

- He spoke on behalf of all objectors to this application.

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- He thanked Members and Officers for providing him with the opportunity to address the Committee – he felt that the Committee had a tough job to determine this application which was not helped by the inaccurate information provided by Officers.
- The application had been submitted prior to the outcome of the Housing Site Allocations Development Plan Document (HSA DPD) and this should be a reason for refusal.
- Paragraph 216 of the National Planning Policy Framework (NPPF) had been incorrectly interpreted by Officers and so the proposal was unlawful and invalid.
- The Officers' report only addressed two of the three points listed within paragraph 216 of the NPPF:
  - 'The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
  - The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)'
- Case law (Hopkins Homes Ltd Vs SSCLG) highlighted the High Court Judgment that all three points within paragraph 216 of the NPPF should be considered fully.
- An application for residential development on the adjacent site had been approved and would result in an increased strain on existing services. The design and layout of this application site was poorly considered and would increase the demand on local services even further.
- His home was positioned along the eastern boundary of the application site and yet Members declined the offer to visit his home during the site visit. He suggested that Members could not appreciate the impact the development would have on his home unless they had visited him.
- The development would negatively impact his quality of life and breach his human rights.

In response to questions asked by Members, Mr Churchill stated that Officers had listed the key points within paragraph 216 of the NPPF but had failed to adequately consider all of them through the course of their report.

Mr Tim North in addressing the Committee raised the following points:

- The Government had issued a White Paper regarding the demand, diversity and delivery of homes to meet the increasing housing needs in England. This reinforced the importance of the application in front of Members this evening.
- The current land owners were not property developers.
- There was evidence to show that applications for sites within the DPD, submitted whilst the DPD was under development, were still given significant weight. It was important to continue addressing ways to meet the housing need through the allocation of land so that shortfalls were avoided.
- The applicant had issued supporting information to satisfy points raised in response to Policy - Housing Site Allocations 9 of the DPD.
- The site was not within a flood plain and the proposed design measures were intended to manage the ecological impact and Sustainable urban Drainage Systems (SuDS).

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- Access to the site had been considered in line with the highways requirements. Also, access to services and travel had been considered.

In response to questions raised by Members, Mr North advised that the access to the site had been considered in conjunction with advice from the Local Highways Authority, highways consultants and the landowner.

The impact on local services through the introduction of new residential sites was a national issue and yet there was a clear emphasis on the need to meet housing demands. The proposal was to deliver a maximum of 15, predominantly family, homes and this was a small application in the context of a national issue.

Councillor Pamela Bale asked whether there was a pavement on Long Lane leading to the bus stop. Mr North advised that the bus stop was within a reasonable walking distance but that there was no pavement along the lane. Mr North stated that drivers using Long Lane would know to drive slowly and take extra care when using the narrow road.

Members noted that the Royal Berkshire Fire and Rescue Service (RBFRS) response was concerned about the lack of access to mains water supply. Mr North advised that they would look to resolve this matter if the application was approved.

Councillors Tony Linden and Emma Webster, speaking as Ward Members, in addressing the Committee raised the following points:

- Councillor Webster stated that she was interested to read that the housing site had been approved for fifteen properties and yet the current application was for thirteen homes. She was concerned that a further two properties could be added to the design after the application had been considered at Committee.
- An application to develop on adjoining land had been delayed due to issues related to the drainage design. Information had recently been issued in response to these concerns but due to the earlier delays, it was received outside the public consultation period.
- A nearby site had been removed from the DPD due to the known flood risk in the area.
- She was concerned to read that matters concerning parking and walking routes would not be considered until the reserved matters stage.
- Design and access were inadequately explained and the application failed to acknowledge the impact to the east of the development site – where Mr Churchill lived.
- It was mentioned that the application would preserve local character but how was this possible in light of the current use of land within the AONB.
- Councillor Linden stated that Members could clearly see localised flooding within the proposed development boundary during their site visit.
- Long Lane was a single track road and traffic moved quickly in this area.
- There was limited capacity within local services (schools etc) to support the arrival of more residents in the area.

Councillor Marigold Jaques explained that there was a degree of traffic movement in the area due to the existing workshops on the proposed development site. Councillor Webster noted that access to the site would be considered at the reserved matters stage



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but agreed that the road was already busy and would not cope with increased traffic in its current state.

In response to questions asked, Councillor Webster stated that there had been two incidents requiring emergency services assistance on Long Lane. However, it was acknowledged that accidents might occur which go unreported because emergency services were not required to attend the scene.

Councillor Richard Somner asked for more information regarding the reported flooding at the access point of the site. Councillor Linden advised that localised flooding occurred in the entrance road to the site but that the site itself had not been impacted by wider scale flooding.

Members revisited Mr Churchill's earlier remark, that he had invited them to visit his home during the recent site visit. Councillor Alan Law advised that, as Chairman at the site visit, he was not made aware of the offer.

Councillor Law invited Gareth Dowding to respond to points raised by Members regarding driver and pedestrian safety along Long Lane and access to the site. Gareth Dowding confirmed that there had been two reported incidents in the past five years. He explained that access to the site would be considered in the reserved matter stage and that he would expect the proposed design to comply with the Highway Authority's standards (in particular - splay and visibility).

Gareth Dowding stated that he was not concerned about the lack of access to a footpath as outlined within the current application; the nearest footpath was positioned on the opposite side of the road and this was deemed acceptable.

Members discussed matters relating to the access to services through the adjacent site and noted that the development was in its early stages. Members sought reassurance from Officers that access would be provided as detailed within page 66 of the report. Andrew Heron advised that the layout and design would be considered at the reserved matters stage. David Pearson added that the DPD clearly stated that pedestrian access must be provided and so the application could be refused if this element of the design was not included at the reserved matters stage.

Councillor Law invited Officers to comment on three key areas highlighted by the Committee: that the site had been earmarked for fifteen residential properties but only thirteen had been proposed within the current application; that concerns had been noted by RBFRS regarding access to mains water supply; and to explain how the application was viewed in light of the current stage of the DPD – recognising that Mr Churchill had concerns regarding how paragraph 216 of the NPPF had been addressed.

David Pearson started by explaining that the current application was an indicative design for the development of thirteen homes and that the number of units reserved for affordable housing was calculated on this basis. The number of Affordable Housing units would be recalculated if the number of properties increased overall.

He accepted Members concern regarding the Officers' interpretation of the NPPF but stated that evidence from appeal cases had shown that significant weight was given to DPD sites in a similar stage of development. David Pearson believed that there was a strong case to approve the application and that refusal could entail a challenge through appeal.

Finally, David Pearson advised that a condition could be added to ensure that the provision of mains water was included in the design, although this would usually be considered at the reserved matters stage.

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Councillor Graham Bridgman commented that the DPD identified the site as suitable for fifteen homes and yet the current application provided only thirteen - how was it possible to ensure that the Council delivered against the overall housing target. David Pearson reported that there was a national drive to encourage development so sites were earmarked through the DPD but it was not considered reasonable to condition a 'minimum number' as part of this process.

Members discussed the percentage of affordable housing on site in line with brownfield guidance. It was agreed that the site was previously subject to development and therefore would be considered as a brownfield site. As such, and taking into account the number of dwellings proposed, the development would be subject to delivering 30% affordable housing.

Councillor Somner asked whether health services had been consulted through this process in order that the impact would be better understood. Andrew Heron advised that such impact would be considered at the reserved matters stage and that a Community Infrastructure Levy (CIL) contribution would be provided to mitigate the impact.

In response to questions raised by Members, Gareth Dowding advised that any changes to Long Lane (one way system etc) would be subject to a public consultation first.

Councillor Tim Metcalfe informed the Committee that he was not present at the site visit but that he was very familiar with the site. He explained how he was concerned that, due to the contour of the land, the nearby footpaths could be affected by run-off from the site. However, he was comfortable that the SuDS condition would address this concern.

He highlighted that the contour map was inaccurate and that there was a dip in the single track road which was often foggy and presented hazardous driver conditions.

Councillor Metcalfe considered that the site was a perfect location for development and would improve the appearance of the site overall. However, he did have some concerns regarding the highway and impact on local services.

Councillor Marigold Jaques echoed Councillor Metcalfe's concerns regarding the highway but felt that other matters could be adequately addressed through conditions. She proposed acceptance of Officers' recommendation to grant planning permission. The proposal was seconded by Councillor Crumly.

Councillor Crumly concluded that the application presented a number of areas for concern but recognised that the site had already been identified, through the DPD, as an area for development. He noted that there were concerns regarding the weight that could be given to the DPD in considering the current application but stated that Officers had presented a strong case to the Committee.

**RESOLVED that** the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions:

### **Conditions**

The application was granted Planning Permission subject to completion of a legal agreement and conditions as set out in the agenda with additional conditions, no.6, requiring the provision of private fire hydrants, and, no 7, add the suds condition on the update sheet.

## EASTERN AREA PLANNING COMMITTEE - 8 FEBRUARY 2017 - MINUTES

### (2) **Application No. & Parish: 16/03070/FUL - The Coach House, Turners Drive, Thatcham, Berkshire.**

*(Councillor Richard Crumly declared an interest in Agenda Item 5(2) by virtue of the fact that he was present at the Thatcham Town Council Planning Meeting when the application was considered. He could not recall how he voted but stated that he would consider the matter afresh this evening. As his interest was a personal or a other registrable interest, but not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

The Committee considered a report (Agenda Item 5(2)) concerning Planning Application 16/03070/FUL in respect of change of use from B1 office use to a 64 place children's day nursery falling within Class D1.

In accordance with the Council's Constitution, Mr Matt Brooks, applicant/agent, addressed the Committee on this application.

Mr Matt Brooks in addressing the Committee raised the following points:

- The company had two successful branches open in Basingstoke which had won national awards.
- Concerns had been raised regarding parking onsite – he explained that staff would make use of garages to ensure there was sufficient space for parents/ guardians to drop off/collect children. Research suggested that a significant number of children would arrive on foot and that the staggered start times meant that the proposed numbers of spaces would be plenty.
- The proposed parking arrangements were deemed acceptable by the local highway authority.
- The proposal would see the current, vacant office space renovated into an important, local service. He did not consider that the proposal would have a detrimental impact on the area.
- There was a school and leisure centre nearby and the proposal would compliment these services.

In response to questions asked by the Committee, Mr Brooks advised that the applicant would accept the request to provide a travel plan (as mentioned within the update report) and that he would consider the request to introduce CCTV on site which might then be used to evidence how the car park was being used.

Councillor Pamela Bale asked whether the car park design could include designated disabled parking bays. She suggested that the current layout did not allow sufficient space for disabled parking bays to be included. Mr Brooks insisted that this would be looked into.

Mr Brook advised Members that the children's day nursery would employ approximately 60 people and that they would make good use of the garage parking to manage availability of space within the car park.

Councillor Graham Bridgman asked how long the vacant property had been on the market and whether the applicant knew its previous use. Mr Brooks stated that the property had been on the market since August 2016 and that he was not sure who had previously occupied the property.

Members heard that full details regarding the management of the car park/garages would be detailed within the travel plan which had been requested as part of the update report.

## EASTERN AREA PLANNING COMMITTEE - 8 FEBRUARY 2017 - MINUTES

In response to points raised by Members, Andrew Heron explained that the application site had been outlined in red on the plan and two parking spaces were positioned outside the boundary. Therefore, not all spaces available to the Children's Day Nursery would need to be detailed within the travel plan. Furthermore, he considered that it would not be reasonable to condition the use of CCTV on site and explained how it would become difficult to enforce this condition if the application was approved. He reassured Members that the applicant would be required to submit a 4/5 year travel plan which would be reviewed annually. The plan would detail how the car park would be managed and movement of traffic to/ from the site.

Councillor Law invited Officers to comment on matters relating to traffic movement and car parking. Gareth Dowding explained that the applicant commissioned an independent traffic survey which had concluded that traffic movement would increase but the extent of which would be minimal and not sufficient to warrant refusal of the application.

Members were informed that parking restrictions had been implemented along Turners Drive due to complaints relating to traffic visiting the nearby school. However, localised parking matters would be for the landlord and nursery to resolve where necessary.

Councillor Bridgman highlighted that the parking spaces were designed for use by office workers and that the future use of the space would necessitate parent parking bays. Councillor Mollie Lock echoed previous comments that the site would require at least one disabled parking bay. David Pearson stated that a condition could be formulated to ensure the inclusion of a disabled parking bay when the applicant came to consider the travel plan.

Members noted that there were two additional parking spaces outside the application boundary but these were not highlighted during the course of the site visit. Councillor Richard Somner considered that there was sufficient parking when the additional spaces outside the application boundary were included in the equation.

Councillor Emma Webster proposed acceptance of Officers' recommendation to grant planning permission and was pleased to see a vacant property would be put to good use. She noted that the site was located close to a school and leisure facility and so the proposed site was fitting.

The proposal was seconded by Councillor Quentin Webb.

Councillor Richard Crumly informed Members that he was uncomfortable with the proposed parking arrangements and could not support the application.

Councillor Graham Bridgman stated that he could not see reference to a minimum number of spaces aligned to the application and noted that more space, per bay, would be required. Gareth Dowding advised that the current number of spaces was reasonable – 11 for parents/ guardians and 4 for staff.

**RESOLVED that** the Head of Planning and Countryside be authorised to grant planning permission subject to the following conditions:

### **Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004); to enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

## **EASTERN AREA PLANNING COMMITTEE - 8 FEBRUARY 2017 - MINUTES**

2. The development hereby permitted shall be carried out in accordance with drawing numbers; promap, ordanance survey, Dreweatt Neate, and The Coach House received 3<sup>rd</sup> November 2016 and 28th November 2016.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Irrespective of the provisions of The Town and Country Planning (General Permitted Development) Order 2015, the Coach House shall not be used for any purpose other than as a children's day nursery (D1 use class), unless permission has been granted by the Local Planning Authority as a result of an application being submitted for that purpose

Reason: To prevent the overdevelopment of the site and to safeguard the amenities of neighbouring properties in accordance with Policy CS14 of the West Berkshire Core Strategy 2006 - 2026.

4. The number of children attending the nursery at any one time shall not exceed 64 except with the prior written consent of the Local Planning Authority via an appropriate planning application.

Reason: In the interests of sustainability and highway safety, in accordance with Policy TRANS1 of the West Berkshire District Local Plan Saved Policies 2007, Policy CS14 of the West Berkshire Core Strategy 2006 - 2026, and the National Planning Policy Framework (March 2012).

5. No development shall take place until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and permitted in writing by the Local Planning Authority via a condition discharge application. The nursery use shall not operate until the boundary treatments have been provided in accordance with the approved details.

Reason: The boundary treatment is an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

6. The opening hours shall be restricted to the hours of 07:30 to 18:30 Mondays to Fridays only.

Reason: To safeguard the living conditions of adjacent occupiers in accordance with Policy CS14 of the West Berkshire Core Strategy 2006 - 2026 and OVS6 of the West Berkshire Local Plan Saved Policies 2007.

7. The use shall not commence until a report demonstrating that the external garden areas present a low risk to future occupiers has been submitted to and approved by the Local Planning Authority via a condition discharge application.

Reason: In order to protect the amenities of proposed occupants/users of the application site. This is in accordance with the NPPF and Policy CS14 of the West Berkshire Core Strategy 2006 - 2026.

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8. The use shall not commence until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking of private motor cars and light goods vehicles at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved Policies 2007.

9. No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority via a condition discharge application. The use shall not commence until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved Policies 2007.

10. The children's nursery shall not commence operating until a travel plan for the site and its associated activities has been submitted to and approved by the local planning authority via a condition discharge application. The occupier shall implement the approved travel plan on commencement of operating and shall take all reasonable practicable steps to achieve and maintain the agreed targets within the timescales set out in the plan thereafter. The occupier shall monitor and update the plan annually for a minimum of 5 years from first occupation

Reason: To ensure the development reduces reliance on private motor vehicles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy TRANS1 of the West Berkshire District Local Plan Saved Policies 2007, Supplementary Planning Document Quality Design (June 2006), and Policy LTP SC1 of the Local Transport Plan for West Berkshire 2011-2026.

11. The children's nursery shall not commence operating until a parking plan for the site has been submitted to and approved by the Local Planning Authority via a condition discharge application. The occupier shall implement the approved parking plan on commencement of the use of The Coach House as a day nursery and the approved parking arrangements shall be maintained thereafter. The parking plan must ensure a minimum of at least one parking space to disabled parking space standard is provided at the site.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan Saved Policies 2007.

**EASTERN AREA PLANNING COMMITTEE - 8 FEBRUARY 2017 - MINUTES**

**81. Appeal Decisions relating to Eastern Area Planning**

Members noted the outcome of appeal decisions relating to the Eastern Area.

*(The meeting commenced at 6.30pm and closed at 8.30pm)*

**CHAIRMAN** .....

**Date of Signature** .....

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# Agenda Item 4.(1)

Item No	Application and Parish	No.	8/13 week date	Proposal, Location and Applicant
(1)	16/03518/FULD Brimpton Parish Council		23rd March 2016	Demolition of existing dwelling and construction of a self-build replacement dwelling  Pelynt, Crookham Common Road Brimpton, Reading, Berkshire, RG7 4PT  Mr Hunt

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/03518/FULD>

**Recommendation Summary:** To **DELEGATE** to the Head of Planning and Countryside to **REFUSE PLANNING PERMISSION.**

**Ward Members:** Councillor Dominic Boeck

**Reason for Committee determination:** Requested by Councillor Boeck to allow Members the opportunity to assess the merits of the proposed new house in the context of its setting and the plot size and to view the existing building.

**Committee Site Visit:** 15<sup>th</sup> March 2017

## Contact Officer Details

**Name:** Masie Masiwa  
**Job Title:** Planning Officer  
**Tel No:** (01635) 519111  
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## 1. PLANNING HISTORY

There is no recorded planning history on the site.

## 2. PUBLICITY

- 2.1 A site notice was displayed on 31 January 2017 and expired on 21 February 2017. Neighbour notification letters have been sent to 13 local recipients. The Council has therefore complied with the publicity requirements of the Town and Country (Development Management Procedure) Order 2015 and the Council's Statement of Community Involvement.

## 3. CONSULTATION

### 3.1 Consultations

<b>Parish Council:</b>	No objection/support
<b>Highways</b>	No objection subject to condition
<b>Waste Management</b>	No objection
<b>Ecology</b>	No objection subject to condition
<b>Tree Officer</b>	No comments received at time of report
<b>Environmental Health</b>	No comments
<b>Natural England</b>	No comments

### 3.2 Representations

Total: 9	Object: 0	Support: 9
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Summary of comments:

- Replacement dwelling can only be a significant improvement on the dilapidated bungalow.
- Young family that are making this application are already involved in and supportive of village activities
- Proposed development maximises the potential of the site and, in my view enhances the aesthetic quality of the local environs
- Application is in keeping with regard to its surroundings and plot size
- An asset to the local community providing a work unit for the householder.
- Need more young families in the village to support the local community.
- Proposed development is a big improvement on the ageing bungalow
- Advantage that they can work from home, which is more eco-friendly

- Bungalow a blot on the landscape
- Welcome construction of attractive proposed property
- Replacement house will be far more aesthetically pleasing than the current bungalow

#### 4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for West Berkshire comprises:

- West Berkshire Core Strategy (2006-2026)
- West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)
- Replacement Minerals Local Plan for Berkshire (2001)
- Waste Local Plan for Berkshire (1998)

4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and who these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).

4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

4.4 The West Berkshire Core Strategy (2006-2026) is the first development plan document (DPD) within the new West Berkshire Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The following policies from the Core Strategy are relevant to this development:

- NPPF Policy
- ADPP1: Spatial Strategy
- ADPP6: East Kennet Valley
- CS13: Transport
- CS14: Design Principles
- CS16: Flooding
- CS17: Biodiversity and Geodiversity
- CS19: Historic Environment and Landscape Character

4.5 A number of policies from the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) remain part of the development plan following the publication of the Core Strategy. The following saved policies from the Local Plan are relevant to this development:

- OVS.5: Environmental Nuisance and Pollution Control
- OVS.6: Noise Pollution
- ENV.23 Replacement Dwellings in the Countryside
- HSG.1: The Identification of Settlements for Planning Purposes
- TRANS.1: Meeting the Transport Needs of New Development

According to Paragraph 216 of the NPPF, decision-takers may also give weight to relevant policies in emerging plans according to:

- (1) The stage of preparation,
- (2) The extent to which there are unresolved objections to relevant policies and
- (3) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

The Local Development Scheme (LDS) provides a timetable for the preparation of emerging development plan documents.

4.6 The emerging Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of the new West Berkshire Local Plan, which will allocate non-strategic housing sites across the district. The Proposed Submission Version of the HSA DPD was published in November 2015. According to the LDS, the Proposed Submission Version of the HSA DPD has been submitted for examination (commenced in June 2016). According to the LDS, adoption was anticipated for November 2016, subject to revisions. According to the latest LDS update, adoption of the HSA DPD is now anticipated in Spring 2017. It is therefore at an advanced stage of preparation. No specific housing allocations are relevant to this appeal, but its progress is relevant to the housing supply considerations raised by the Appellant. The following policies from the HSA DPD are relevant to this development and now carry significant weight.

- C3: Design of Housing in the Countryside
- C7: Replacement of Existing Dwellings
- P1: Parking Standards for New Residential Development

4.7 The following local policy documents adopted by the Council are material considerations relevant to the development:

- West Berkshire Supplementary Planning Guidance: House Extensions (adopted July 2004)
- West Berkshire Supplementary Planning Guidance: Replacement Dwellings and Extensions to Dwellings in the Countryside (adopted July 2004)
- West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (adopted June 2006)
  - Part 1 Achieving Quality Design
  - Part 2 Residential Development
- West Berkshire Supplementary Planning Document Delivering Investment from Sustainable Development
- The Wildlife and Countryside Act 1981 (as amended).
- The Conservation of Habitats and Species Regulations 2010.
- National Planning Practice Guidance (Use of Planning Conditions reference ID: 21a)

## **5. DESCRIPTION OF DEVELOPMENT AND THE SITE**

5.1 This application seeks full planning permission for the demolition of the existing dwelling and the construction of a replacement dwelling at Pelynt, Crookham Common Road, Brimpton, Reading, Berkshire, RG7 4PT. The applicant indicates that the proposed dwelling would be a self-build project.

- 5.2 The bungalow is located just off Crookham Common Road via a single driveway.
- 5.3 There are a number of other properties accessed in this way, including two sets of semi-detached properties to the north of Pelynt. The semi detached pair of Stone House Cottage and Butlers House are designed with pitched roof gables and subservient extensions to the side and rear. The semi detached properties at No. 1 and No. 2 Ivy Cottages share a boundary with the site and are more modest 1.5 storey traditional cottages with pitched roof dormer windows. The site is flanked by two listed buildings at the Old Thatch to the west and Oaklands to the east. Although a fair distance from the site at approximately 130 metres and 150 metres respectively, the two dwellings' setting can be viewed from within the site due to the open fields to the west and east. There are open fields to the south, east and west, Public Right of Way footpaths BRIMP/6/1 and BRIMP/8/1 are located to the east and run in a north to south direction. The path BRIMP/8/1 intersects BRIMP/9/1 which is located to the south-east and runs in a north-east to south-west direction.
- 5.4 The site is open to view and prominent within the landscape.
- 5.5 Currently Pelynt is a 2 bedroom detached bungalow measuring approximately 6 metres to roof ridge height and measuring approximately 9.7 metres by 9.8 metres. It is set back from the highway by approximately 32 metres. A dual line of trees to the front driveway offers partial screening from the road. These trees will be retained.
- 5.6 At its highest, the proposed replacement dwelling would be 9.8 metres to the ridge of the main roof. Including the chimney, the width would be 16.1 metres, and the depth would be 12.9 metres. The ground floor will comprise a kitchen, sitting room, dining room, snug, boot room and utility room, whilst the upper floor will provide 4 bedrooms and 3 bathrooms together with a galleried landing.
- 5.7 The external façade of the building will be brickwork with white upvc fascias and soffits, lead clad dormer windows and plan roof tiles.
- 5.8 A carport, store with a first floor office above is also proposed. The office space above includes a WC and a kitchen area. The carport outbuilding would be 6.2 metres in width, 11.9 metres in length and 6.6 metres in height. The new car port/ garage are proposed to the front of the new dwelling with office accommodation on the first floor. The external façade of the building will be brickwork with white upvc fascias and soffits, lead clad dormer windows and plan roof tiles. It is worth noting that the carport/ store/ office building is both higher and longer than the existing dwelling.

## 6. APPRAISAL

The main issues for consideration in the determination of this application are:

- Principle of the development
- The impact on the character and appearance of the area
- The impact on neighbour amenity
- The impact on Highway safety
- The impact on biodiversity
- The impact on Trees
- Community infrastructure levy
- The presumption in favour of sustainable development

### 6.1 The principle of development

- 6.1.1 The application site is located outside a defined settlement boundary and in open countryside for planning purposes.

- 6.1.2 Policy ADPP1 of the West Berkshire Core Strategy 2006 - 2026 (WBCS) designates the site as being within the open countryside. This states that only appropriate limited development in the countryside will be allowed.
- 6.1.3 The principle of replacement dwellings in the countryside is acceptable, however this is subject to full conformity with other material considerations consistent with the policies listed above, which are explored below.
- 6.1.4 The assessment is made on the application of the criteria of the extant Local Plan Policy ENV23:
- 6.1.5 Following a request from the Council to submit policy justification for the development, the applicant submitted a policy assessment for the proposed replacement dwelling. The applicant has stated that the proposed dwelling is not disproportionate in size to the dwelling being replaced. The applicant's agent stated that the existing dwelling covers 0.89% of the existing plot and that the new dwelling's footprint would cover 2.13% of the plot. The applicant states that the house would not materially change the amount of the site covered by built development or fundamentally change the nature of the site given that the entire plot forms part of the residential curtilage of the property. The applicant's agent also states that the proposal would increase the overall GIA (Gross Internal Area) of the existing building from 73.6sqm to 309 sqm and that this represented a dwelling approximately 4.19 times larger in terms of internal area than the existing. Notwithstanding that Policy ENV23 refers to measurements inclusive of external walls and not internally, the agent's figures amount to approximately a 319% increase in floor space. This figure excludes the proposed garage which should be included in the figures in accordance with Policy ENV23. The agent also states that in terms of footprint, the new dwelling itself amounts to 2.3 times the existing, with consideration that the existing dwelling is disproportionately small compared to the size of the site.
- 6.1.6 It is important to clarify that Policy ENV23 and Policy C7 of the emerging HSADPD, which will replace ENV23 do not mention a consideration of the plot size when considering countryside residential extensions. Rural dwellings are relatively modest but set within large plots, accordingly if extensions and replacement dwellings were allowed to extend according to plot size overly large extensions and replacement dwellings would be prevalent. National and local policies are quite restrictive of large dwellings within the countryside.
- 6.1.7 The applicant's agent also states that the proposed garage / office area will be located to the north-west of the new dwelling and will extend to a footprint of 72 sqm albeit with a carport on the ground floor, and an office above extending to 52 sqm(GIA). The applicant's conclusion is that when compared with the plot size or residential curtilage the increase in the footprint of the existing dwelling is minimal.
- 6.1.8 It is considered that the replacement dwelling and car port would be disproportionate to the original, overly large, prominent and dominant within this open landscape within the countryside. The Council's assessment is also made on the application of the criteria of Local Plan Policy ENV23:

- a) The existing dwelling is long established and is not the result of a temporary or series of temporary permissions:

The existing dwelling is original and long established

- b) The proposed dwelling is not disproportionate in size to the dwelling being replaced:

Saved Policy ENV23 sets out the circumstances in which a replacement dwelling would constitute disproportionately large development within the countryside. It is supported by Replacement Dwelling and Existing Dwelling in the Countryside Supplementary Guidance which states that any proposal for a replacement dwelling which more than doubles the original dwelling would normally be regarded as disproportionate as it would be more visually dominant than the original and have a materially greater impact upon the countryside, contrary to the aims of national and local policy. In this case the proposed replacement dwelling would result in a replacement dwelling representing a size increase of over 100%. Whilst officers accept that the dwelling requires modernisation and a replacement would be acceptable in principal a more sympathetic and proportionate approach should be sought. As such the applicant was advised to withdraw the application and revise the scheme. In addition the scheme includes an overly large outbuilding within a prominent location to the front of the site. The SPG states that garages that are within 5 metres of the dwelling should be included in calculating the cumulative increase in built form on a site. When the garage is factored in the resultant increase in floor space is approximately 425.3 square metres, which results in a percentage increase of approximately 421%. In addition to the proposed garage being overly large and dominant, the emerging HSADPD's Policy P1 excludes carports and garages as parking spaces. It is therefore considered that the garage could be removed to sufficiently conserve the open character and appearance of the area and limit the amount of built form on the site. A calculation of volume increase provides an indication of the scale, bulk and massing of the proposed buildings. The existing volume is calculated at approximately 2500 cubic metres. The increase of volume is approximately 312%. This includes the proposed garage, which is less than 5 metres from the proposed dwelling.

Comparison table

	Agent's ENV23 figures (excluded garage and included internal areas only)  Square metres	Case Officer's ENV23 figures (including garage and including external areas)  Square metres
Existing bungalow	73.6	81.5
Proposed dwelling	309	425.3
Proposed garage	Not included	425.3 (includes garage)
% increase	319%	421%

The size and volume increase is considered disproportionate and not commensurate to the dwelling being replaced. There are no dwellings significantly extended in a similar manner within the vicinity of the site. Overall

the scheme is considered disproportionate to existing surrounding development. The site is considered open and prominent within the wider open landscape, as such the site would not be able to accommodate the size of the proposed dwelling which would significantly alter the spacious open nature of the site and surrounding area without a significant negative visual impact on the character and appearance of the surrounding area:

The proposed design of the new dwelling and carport/garage could be reduced in size, roof ridge height and the outbuilding excluded to achieve a higher quality standard of sympathetic design appropriate to the open rural character of the area, whilst still providing a significant increase in the accommodation available on the site.

- c) The proposed design of the new building is of a high standard and appropriate to the rural character of the area:

The design is considered low quality within the setting of the site. The scale of the dwelling and the increased ridge height would be significantly higher than that of neighbouring Ivy Cottages. The architectural detailing, particularly the flat roof dormer windows are not in keeping with the main roof design. In addition the large glazing to the front elevation would present a grandiose building not in keeping with the rural character of the area:

The garage building is high profile and overly large and as stated above is both larger and higher than the garage being replaced. With its prominent positioning in front of the dwelling and given its size it would dominate the dwelling's frontage or the view from the street scene.

- d) The development where appropriate incorporates or complements the existing building or features in the locality:

The dwelling and garage is not considered to complement the style of surrounding houses.

- e) The development is appropriate and sympathetic in scale, design materials, layout and siting to the character and setting of adjoining buildings and spaces:

The development fails to demonstrate appropriate limited development within the countryside and cannot be considered sympathetic to conserving and enhancing the character of the area. In addition the proposal is not considered sympathetic in scale, design, materials, layout and siting to the existing character and setting of adjoining buildings and spaces:

The development is not considered appropriate and sympathetic to the site and the surrounding open countryside. The size figures indicate a disproportionate replacement the dwelling which is considered to fall short of being respectful of the property being replaced, of the relationship of neighbouring properties and open spaces. The plot would remain spacious in character.

- f) The development includes an acceptable landscape scheme to retain and improve the rural nature and locality:



The development does not include an acceptable landscape scheme to retain and improve the rural nature of the locality. In addition Officers would be concerned that significant additional landscaping of the site would erode the openness that the site contributes to the character of the area. Officers consider that securing a high quality design, acceptable scale, size and bulk would be key in providing an acceptable scheme on this site and any attempt to mitigate the impact by significant landscape would be inappropriate and harmful to the character of the area.

6.1.9 Policy C1 of the emerging HSADPD states that there will be a presumption against new residential development outside of the settlement boundaries. Notwithstanding the submitted design statement, the Council consider that the submitted justification from the applicant fails to demonstrate that the proposal is not materially larger physically and visually than the original bungalow on this site and that its impact is acceptable. As assessed within this section of the report the submitted proposal indicates that the replacement dwelling would be materially larger than the original both in size and volume. The proposal also fails to comply with Policies C3 Design of Housing in the Countryside and Policy C7 Replacement of existing dwellings meeting all the criteria within the policies. The proposal does not meet Policy C3: Design of Housing in the Countryside and Policy C7: Replacement of existing dwellings. In terms of Policy C7 the dwelling fails to meet criteria (ii) as the proposed dwelling is disproportionate in size and will have a significant detrimental impact on the character and local distinctiveness of the rural area and the dwelling's setting within the wider open landscape.

6.1.10 As the proposed dwelling is not acceptable in terms of the quality of its design, and its scale, bulk and appearance it demonstrably fails to comply with the NPPF, Policies CS14 and CS19 of the West Berkshire Core Strategy along with the Supplementary Planning Document Series: Quality Design (SPDQD) and also fails to comply with Policies C1, C3 and C7 of the West Berkshire Council's Proposed Housing Site Allocations DPD (November 2015).

## **6.2. Impact upon the character and appearance of the site and the area**

6.2.1. The Government attaches great importance to the design of the built environment, and securing high quality design is one of the core planning principles of the NPPF.

6.2.2. The site is located within a sensitive location within the countryside, as such the proposal has been considered in terms of its impact and harm on the character and visual attractiveness of the area.

6.2.3. The Paragraph 17 of the NPPF states that in relation to design, Councils should always seek to secure high quality design which respects and enhances the character and appearance of the area. The NPPF is clear that good design is indivisible from good planning and attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, and should contribute positively to making places better for people. It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. The NPPF also adds that the visual appearance is a very important factor, securing high quality and inclusive design goes beyond aesthetic considerations.

6.2.4. Paragraph 58 of the NPPF states that developments should function well and add to the overall quality of the area, respond to local character and history, and be visually attractive as a result of good architecture and appropriate landscaping.

- 6.2.5. Core Strategy Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. It further states that design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality.
- 6.2.6. Core Strategy Policy CS19: Historic environment and landscape character also outlines that in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard has been given to the sensitivity of the area to change and ensuring that the new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.2.7. The Council has adopted a Supplementary Planning Document series entitled Quality Design (SPDQD). Part 2 of SPDQD provides detailed design guidance on residential development. It offers guidance on how to preserve residential character by emphasising that respecting the physical massing of an existing residential area is a critical part of protecting residential character. The physical bulk of the proposed development has been considered in terms of its footprint, length, width and increased height in line with the guidance within SPDQD part 2. The replacement dwelling and outbuilding have been designed such that the resultant buildings' appearance, size and scale appear out of context in relation to the modest adjacent properties. Officers consider that the development fails to sufficiently respect and enhance the character and appearance of the site and the area.
- 6.2.8. The applicant's agent also suggests that paragraph 3.3.2 (Possible Exceptions to Size Guidelines) within the Replacement Dwellings SPG (2004) is applicable which refers to 'small and large original buildings' and states 'where the "original" dwelling is relatively small and where a large percentage increase may be necessary, for example to bring the dwelling up to modern living standards'. Officers are of the view that a well designed replacement dwelling of up to 100% might be acceptable in this case but proposed development is approximately double the size of what might be considered acceptable.
- 6.2.9. The primary purpose of this supplementary planning guidance is to amplify the requirements of criterion (b) which seeks to avoid dwellings which are disproportionate to the original dwelling; that is excessive in scale or massing and thereby physically and visually intrusive on the countryside. It states that the replacement of small country dwellings with more grandiose houses can radically change the character of a site to one of a more suburban nature and also reduce the supply of the smaller rural dwellings. A replacement dwelling, when clearly disproportional to the original, can be tantamount in its impact to a new dwelling and can therefore undermine both national and local policies on restriction of new development in the countryside. Even where a site is well screened there is a wider concern to maintain the essential rural nature and qualities of the area.
- 6.2.10 As outlined in the previous section the design of the replacement dwelling is not considered limited or appropriate, and the layout, size and scale would have an unacceptable impact on the character and appearance of the area.

### **6.3. Impact upon neighbouring amenity**

- 6.3.1. Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. Core Strategy Policy CS14 further states that new development must make a positive contribution to the quality of life in West Berkshire. The Council's Supplementary Planning Document 'Quality Design' and

Supplementary Planning Guidance House Extensions provide guidance on the impacts of development on neighbouring living conditions.

- 6.3.2. The nearest dwellings to be affected by the proposal are No 1 and No 2 Ivy Cottages. However due to the distances between the dwellings it is not considered that there will be a significant impact on neighbouring amenity.

#### **6.4. On-site amenity and facilities for future occupiers**

- 6.4.1. According to Part 2 of the Council's Supplementary Planning Document "Quality Design (SPDQD)", the Council considers it essential for the living conditions of future residents that suitable outdoor amenity space (e.g. private gardens) is provided in most new residential development.

- 6.4.2. The Council's Supplementary Planning Document "Quality Design" Part 2 suggests a minimum garden size of 100 square metres for houses with 3 or more bedrooms. A more than sufficient garden area will be retained on the site. Officers do not accept that the red line plan accompanying the application accurately reflects the size of the lawful curtilage on site.

#### **6.5. Impact on Highways (safety and use)**

- 6.5.1. Road safety in West Berkshire is a key consideration for all development in accordance with Core Strategy Policy CS13.

- 6.5.2. The Council published its Proposed Submission Housing Site Allocations DPD for consultation. As the DPD has been approved by Council and published for consultation it is now a material consideration and the new parking policy needs to be considered as part of this application.

- 6.5.3. Policy P1 of the DPD provides new standards for residential parking for new development. The new parking policy sets minimum standards for residential parking provision based on location. As the proposed development is a 4/5 bedroom dwelling and is located within Zone 3, the minimum parking requirements are set at 3 parking spaces.

- 6.5.4. Part IV of Policy P1 states that carports or garages will not be counted as a parking space for the purposes of meeting the required levels of parking set out in this policy. The proposed garage/carport cannot be justifiable as development for parking purposes.

- 6.5.5. The Council's Highways Officer was consulted and has reviewed the application with reference to the new parking guidelines and has raised no objection to the scheme.

- 6.5.6. Overall, it is considered that the proposed development would not have a material impact on highway safety and would be provided with sufficient parking. The application is therefore considered to comply with Core Strategy Policy CS13 and the parking standards as set out within the published Proposed Submission Housing Site Allocations DPD.

#### **6.6. The impact upon green infrastructure and biodiversity**

- 6.6.1. Core Strategy Policy CS17 (Biodiversity and geodiversity) states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. Policy CS17 also states that, in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.

- 6.6.2. No adverse comments have been received from Natural England and from the Council's Ecologist. As the dwelling is to be demolished a bat survey accompanies the application, and has been reviewed by the Ecologist. The Council's ecologist is satisfied with the recommendations of the survey and suggests appropriate conditions.
- 6.6.3. Policy CS18 seeks to protect and enhance the District's green infrastructure. The trees on the site are not subject to any protection by Tree Preservation Orders. It is recognised that the trees on the site may be of value in terms of landscaping within the site, at the time of writing the report no comments had been received from the Tree Officer. Any submitted comments will be made available on the update sheet.

## **6.7. Impact on Flooding and Drainage**

- 6.7.1. The Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Core Strategy Policy CS16 (Flooding) applies across the district and highlights the cumulative impacts of development on flooding within the district. The application site is located within Flood Zone 1, which has the lowest probability of flooding. It is essential that Sustainable Drainage Methods (SuDS) are adopted to mitigate the cumulative impacts of development on flooding within the area and the wider district.
- 6.7.2. Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).

## **6.8. Other matters**

### **6.8.1. Community Infrastructure Levy**

- 6.8.2. Core Strategy Policy CS5 (Infrastructure) states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery. The Council has implemented its Community Infrastructure Levy (CIL) as from 1st April 2015. Planning applications which have been decided since the 1st April 2015 may be liable to pay the levy.

- 6.8.3. The proposed new build in terms of the gross internal floor space area (GIA) as defined by the Royal Institute of Chartered Surveyors (RICS) is more than 100m<sup>2</sup>. Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations, residential development of 100m<sup>2</sup> or more will be liable to pay the Community Infrastructure Levy.

- 6.8.4. The proposal's new GIA is 219 m<sup>2</sup>

- 6.8.5. As such this application is CIL Liable and the Community Infrastructure Levy Liability Notice detailing the chargeable amount will be sent attached to the decision notice. Applicants may claim an exemption (subject to meeting the criteria) from the charge where the required forms for the Assumption of Liability, Exemption request and supporting documentation have been provided to the local authority.

### **6.8.6. The assessment of sustainable development**

- 6.8.7. When considering development proposals the Council is required to take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

6.8.8. The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision. Planning applications must result in sustainable development with consideration being given to the economic, social and environmental sustainability aspects of the proposal.

6.8.9. Economic Dimension: It is considered that the proposal makes no significant contribution to the wider economic dimensions of sustainable development. There would be a minor benefit in terms of additional employment during the construction period.

Environmental dimension: With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment, the impact on the character and appearance of the surrounding area has been assessed as part of this application. It is considered that the proposal fails to sufficiently respect and preserve the existing natural and built environment and that the proposal does not protect and enhance the prevailing pattern of development in the local area nor the character of appearance of the site itself.

Social dimension: It is considered that the proposal makes no significant positive contribution to the social dimension of sustainable development and are to the significant visual intrusion it will cause which will damage the character and amenity of the local area to the detriment of its enjoyment by local residents.

6.8.10. For the above reasons, it is considered that the proposed development is not sustainable development as set out in the NPPF.

## 7. CONCLUSION

7.2. Having regard to the relevant development plan policy considerations and the other material considerations referred to above it is considered that the proposed development is unacceptable and should be refused for the reasons set out below:

7.3. This decision has been considered using the relevant policies related to the proposal. These are; ADPP1, ADPP4, CS1, CS4, CS5, CS13, CS14, CS15, CS16, CS17, and CS19 of The West Berkshire Core Strategy 2006 - 2026, Policy OVS5, HSG1 and TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007, Policy P1 of the Draft West Berkshire Council Proposed Submission Housing Site Allocations Development Plan Document (November 2015) (DPD), and the National Planning Policy Framework.

## 8. FULL RECOMMENDATION

To **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION** for the reasons set out in Section 9.1

### 8.1 Reasons:

1. The application site is located on a very prominent and within the countryside. The existing dwelling on the site is a modest bungalow and the new two storey replacement dwelling and carport/garage will significantly increase the built form on the site. The replacement dwelling is overly large and by virtue of its design, size, scale, bulk and massing would dominate the area and would have a detrimental impact on the open character of the area. The proposed dwelling can be viewed from surrounding vantage points including Crookham

Common Road and local, thus failing to respect the original dwelling's design, size, scale, massing, character and its setting within the site and the wider landscape and the pleasant rural character and appearance of the surrounding area.

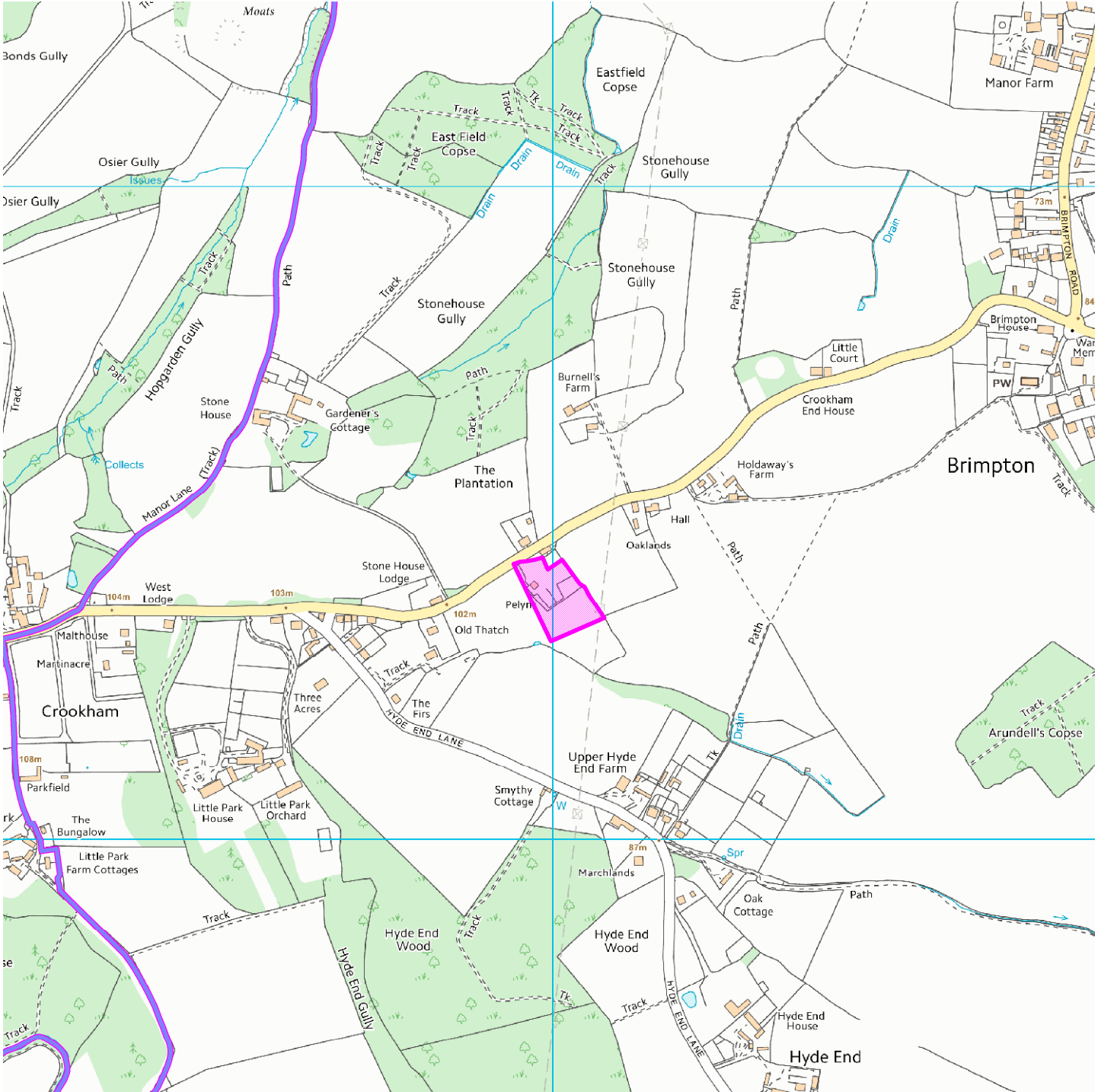
As such, the proposal fails to demonstrate a high standard of design contrary to the requirements for high quality design within the NPPF, and the provisions of Policies CS14 and CS19 of the West Berkshire Core Strategy. The proposal is contrary to the guidance contained in West Berkshire Supplementary Planning Document- Quality Design 'Residential Development'. The proposal is further contrary to Policies C3 and C7 of the emerging West Berkshire Council Proposed Submission Housing Site Allocations Development Plan Document (DPD).

2. The proposed replacement dwelling and proposed garage will result in a total cumulative increase in floor space of approximately 421%, and the proposed developments are significantly disproportionate to the original dwelling. Furthermore proposed replacement dwelling and proposed garage will result in a total cumulative increase in volume of approximately 312% the proposed replacement dwelling and garage would result in a large, visually prominent, incongruous and bulky residential development within the countryside. Its size, scale, bulk and massing would result in a materially large and dominant structure within the site, not subservient or sympathetic to the original dwelling.

The design, size, bulk and scale of the proposal are contrary to the National Planning Policy Framework, Policies ADPP1, ADPP6, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. The proposal fails to accord with Policy ENV23 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the guidance contained within the West Berkshire Supplementary Planning Document: Quality Design: Part 2 Residential Development and the Replacement Dwellings and Extensions to Dwellings in the Countryside (July 2004). The proposal is also contrary to Policies C3 and C7 of the emerging West Berkshire Council Proposed Submission Housing Site Allocations Development Plan Document (DPD).

3. At the heart of the NPPF is a presumption in favour of sustainable development, the NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision. The proposal makes no significant contribution to the wider economic dimensions of sustainable development as there would only be a minor benefit in terms of additional employment during the construction period. With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment. It is considered that the proposal fails to sufficiently respect and preserve the existing natural and built environment and does not protect and enhance the prevailing pattern of development in the local area and the site specifically and the character and appearance of the site itself. The proposal makes no significant contribution to the wider social dimension of sustainable development due to the significant visual intrusion it will cause which will damage the character and appearance of the local area to the detriment of its enjoyment by local residents.
4. For the above reasons, it is considered that the proposed development is not sustainable development as set out in the NPPF.

Pelynt, Crookham Common Road, Brimpton

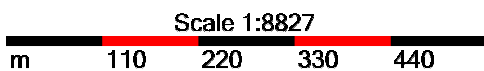


Map Centre Coordinates :

Scale : 1:8826

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<b>Organisation</b>	West Berkshire Council
<b>Department</b>	
<b>Comments</b>	
<b>Date</b>	09 March 2017
<b>SLA Number</b>	0100024151

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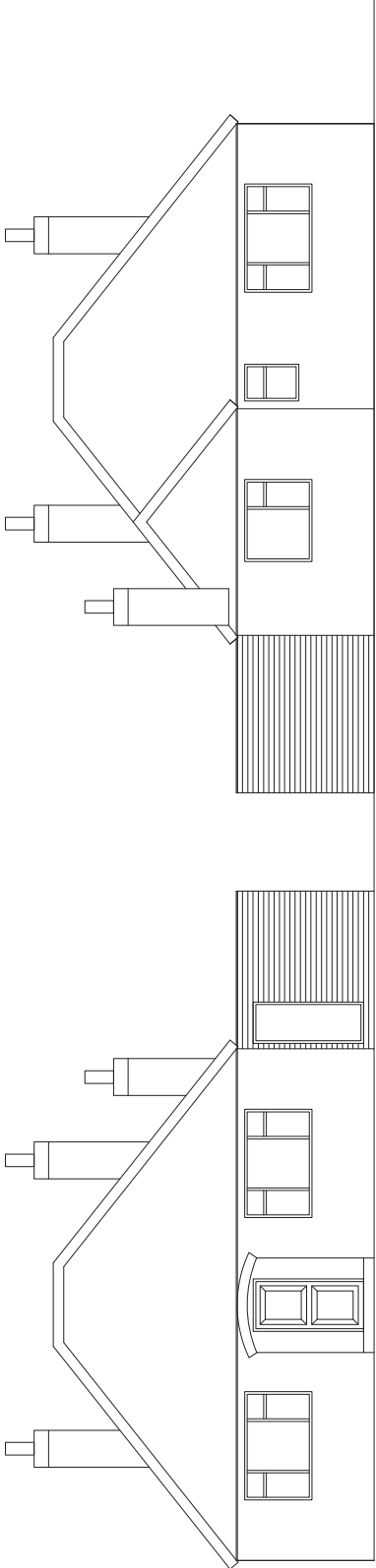
**Plans and drawings relevant to reports submitted to  
Eastern Area Planning Committee  
22 March 2017 at 6.30pm  
at the Calcot Centre, Highview (off Royal Avenue),  
Calcot**

**[to be read in conjunction with the main agenda]**

*Please note:*

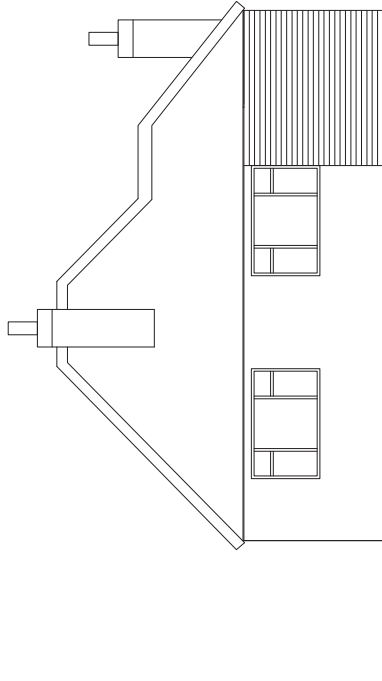
- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at [www.westberks.gov.uk](http://www.westberks.gov.uk)*
- *The application files will be available for half an hour before the meeting*

16/03518/FULD  
Pelynt  
Crookham Common Road  
Brimpton

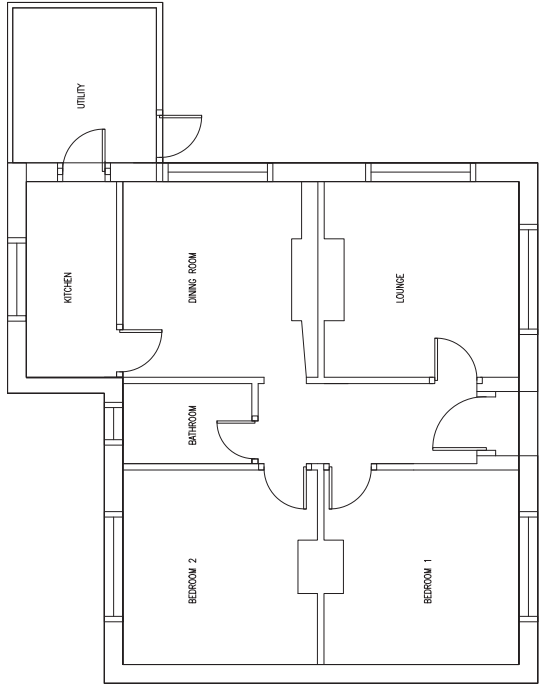


REAR ELEVATION

FRONT ELEVATION



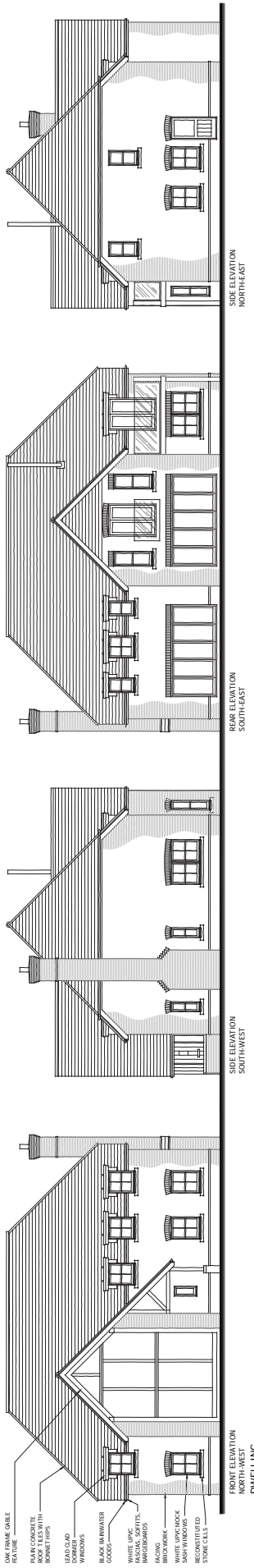
RIGHT HAND ELEVATION



Project	Client:	Title:	Scale:	Date:	Drawn/Chkd
			1:100	02.12.16	SH
PELYNT CROOKHAM COMMON ROAD BRIMPTON RG7 4PT	EXISTING BUNGALOW PLANS & ELEVATIONS	EX/01	Drawing No.	Rev.	
					-

Report all discrepancies, errors and omissions.  
 Verify all dimensions on site before commencing any work on site or preparing shop drawings.  
 All materials, components and workmanship are to comply with appropriate manufacturers recommendations that form time to time shall apply.  
 For specialist work, see relevant specialist manufacturers drawings.

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 Revision \_\_\_\_\_ Date \_\_\_\_\_ Initial \_\_\_\_\_

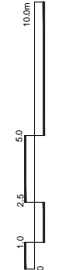
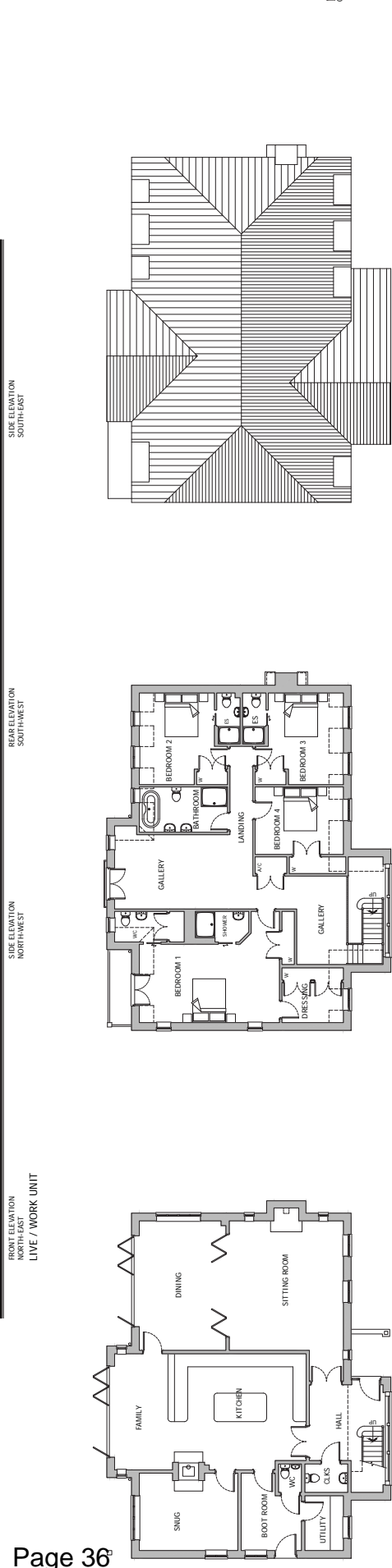


- GWK FRAME GABLE FEATURE
- PLANK CONCRETE TERRACE WITH BROWN TILES
- LEAD GLAZED WINDOWS
- BLACK BRASS WATER COCKETS
- WHITE UPVC INSULATED UPVC BRICKWORK
- WHITE UPVC SASH WINDOWS
- STONE CLIFF

FINISH TILES FINISH TO GABLE ROOF TO MATCH WITH TILES ABOVE. FINISH TO BE MATCHED TO THE FINISH OF THE TILES ABOVE.

GLAZED ROOF FINISH TO MATCH WITH TILES ABOVE.

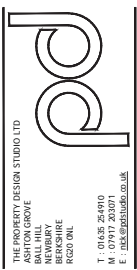
GLAZED ROOF FINISH TO MATCH WITH TILES ABOVE.



PLANNING

PROPOSED NEW DWELLING AND LIVE / WORK UNIT  
 PELYAT, BRIMPTON, BERKSHIRE  
 FOR MR AND MRS HUNT

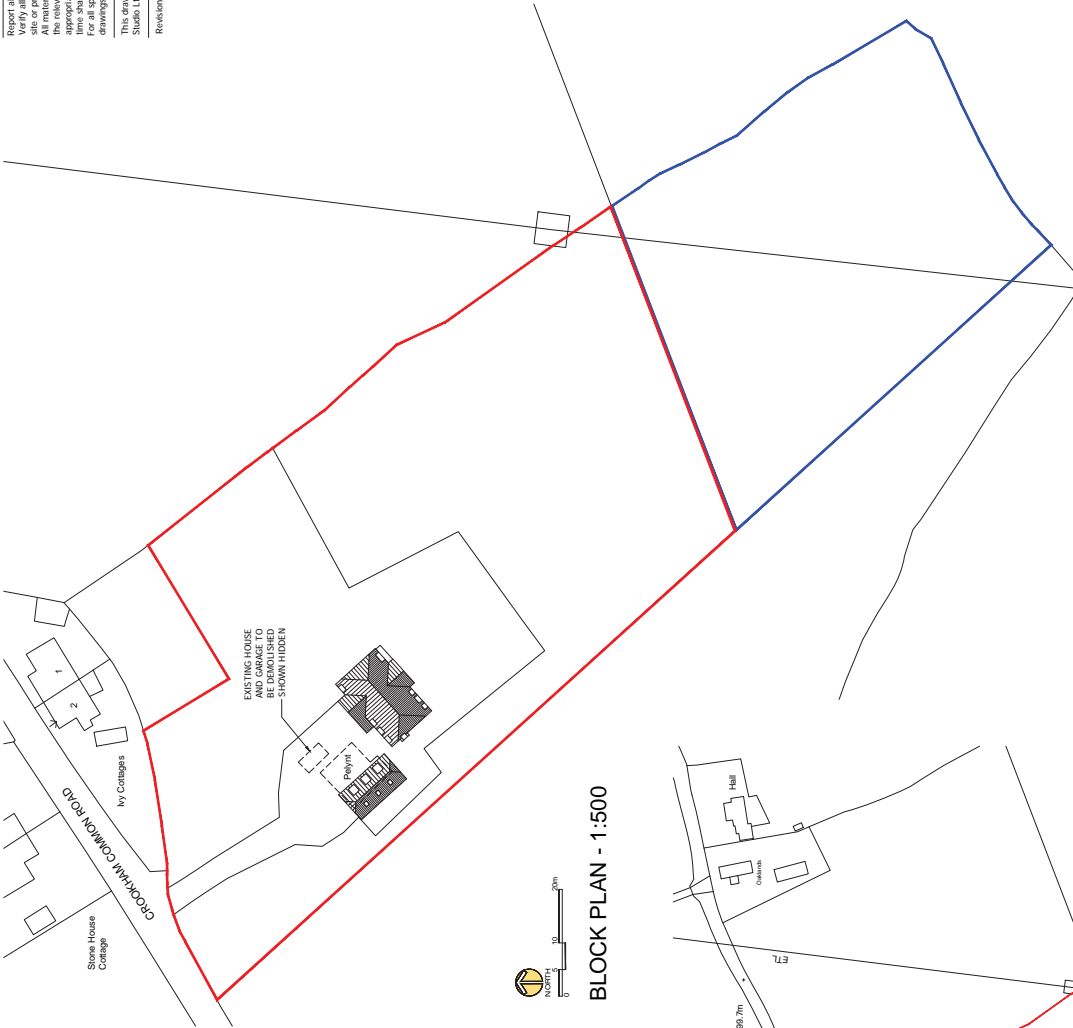
Site No: 2016  
 Plot No: A1  
 Area: 1,200 sq. m  
 Revision: 100



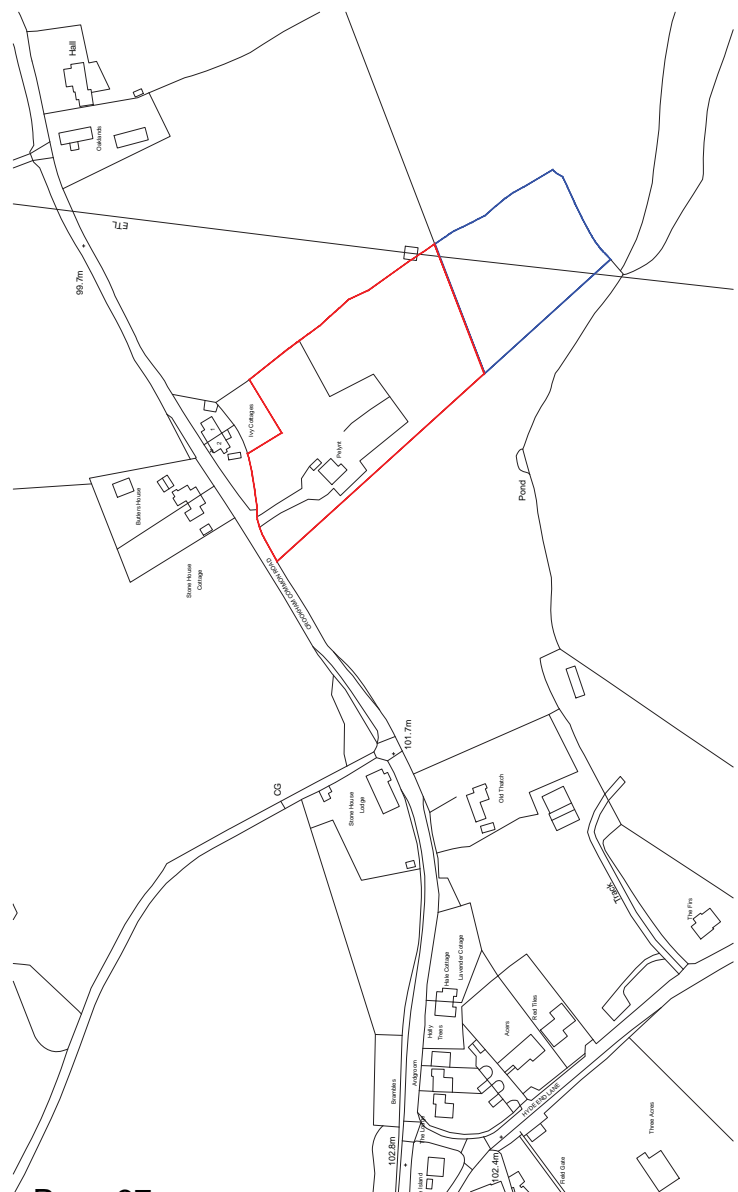
THE PROPERTY DESIGN STUDIO LTD  
 ASHTON GROVE  
 BALL HILL  
 BRIMPTON  
 BERKSHIRE  
 RG20 0NL  
 T: 01635 267910  
 E: [info@pdstudio.co.uk](mailto:info@pdstudio.co.uk)

FINISH TILES FINISH TO GABLE ROOF TO MATCH WITH TILES ABOVE. FINISH TO BE MATCHED TO THE FINISH OF THE TILES ABOVE.

Report all discrepancies, errors and omissions.  
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 All materials, components and workmanship are to comply with appropriate manufacturers recommendations that from time to time shall apply.  
 For specialist work, see relevant specialist manufacturers drawings.  
 This drawing and design are copyright of The Property Design Studio Ltd.  
 Revision                      Date                      Initial



**BLOCK PLAN - 1:500**



**LOCATION PLAN - 1:1250**

**PLANNING**  
 PROPOSED NEW DWELLING AND LIVE / WORK UNIT  
 PLYMPT, BRIMPTON, BERKSHIRE  
 FOR MR AND MRS HUNT  
 LOCATION PLAN  
 BLOCK PLAN

Date: 09/2016      Drawn by: AS  
 Issued: AS STATED AT A1      Checked by: AS  
 Drawing No: 1139      Revision: 101

THE PROPERTY DESIGN STUDIO LTD  
 ASHTON GROVE  
 BALL MILL  
 BERKSHIRE  
 RG20 0NL  
 T: 01635 264910  
 E: [info@pdstudio.co.uk](mailto:info@pdstudio.co.uk)

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# Agenda Item 5.

## APPEAL DECISIONS EASTERN AREA-COMMITTEE

Parish and Application No Inspectorate's Ref	Location and Appellant	Proposal	Officer Recommendation	Decision
Stratfield Mortimer 15/02784/OUTMAJ PINS Ref 3162905	Monkey Puzzle Field The Street Mortimer Reading Berkshire Mr J Goodman, Mr J Lambton and Hallam Land Management Ltd	Outline application for residential development comprising up to 50 dwellings; a local equipped area of play (LEAP); a foul water pumping station; sustainable urban drainage systems (SUDS); resurfacing of a public right of way; vehicular and pedestrian accesses; green infrastructure and landscaping. All matters are reserved apart from vehicular and pedestrian access into the site.	Delegated Refusal	Withdrawn 2.3.17
BRADFIELD 16/01193/OUTD PINS Ref 3158031	Glenvale Nurseries Hungerford Lane Bradfield Southend Charlesgate Homes Limited	Outline application for the demolition of Glenvale Garden Centre and associated buildings and replace with 5 x self-build/ custom build houses with associated garages using existing access. Matters to be considered: Access.	Delegated Refusal	Dismissed 8.3.17
TILEHURST 16/01794/FUL PINS Ref 3161477	Calcot Filling Station Bath Road Calcot Reading Berkshire RG31 7QN	Section 73 - Variation of condition (5) Hours of use of planning permission 14/03270/FUL	Delegated Refusal	Dismissed 10.3.17

	Global Fuel (UK) Ltd			
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