

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 19th February, 2020 at
6.30pm

At the Calcot Centre, Highview (off Royal Avenue), Calcot, RG31 4XD

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, 11 February 2020

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 19 February 2020
(continued)

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 Stephen Chard on (01635) 519462
Email: stephen.chard@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 19 February 2020
(continued)

To: Councillors Jeremy Cottam, Alan Law (Chairman), Royce Longton (Vice-Chairman), Ross Mackinnon, Alan Macro, Geoff Mayes, Graham Pask, Joanne Stewart and Andrew Williamson

Substitutes: Councillors Councillor Graham Bridgman, Gareth Hurley, Owen Jeffery, Nassar Kessell, Tony Linden and Keith Woodhams

Agenda

Part I

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1. **Apologies**
To receive apologies for inability to attend the meeting.
2. **Minutes** 5 - 10
To approve as a correct record the Minutes of the meeting of this Committee held on 8th January 2020.
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: 19/02700/HOUSE - Clifton House, Upper Basildon** 11 - 22
Proposal: Retrospective - Amendments to 4 dormers.
Location: Clifton House, Upper Basildon, Berkshire
Applicant: Stephen Orton and Karen Lally
Recommendation: The Head of Development and Planning be authorised to GRANT planning permission.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 19 February 2020
(continued)

- (2) **Application No. & Parish: 19/02517/HOUSE - River Barn, Marlston, Hermitage, Thatcham** 23 - 42
- Proposal:** Retrospective in part - Distributary channel with foot bridge; Two storey extension replacing single storey extension; Restoration of Mill Barn; Oak framestore; Partial demolition of outbuilding.
- Location:** River Barn, Marlston Hermitage, Thatcham, Berkshire, RG18 9UX
- Applicant:** Dr and Mr Mitchell
- Recommendation:** The Head of Development and Planning be authorised to REFUSE planning permission.

Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 43 - 44
Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.

Background Papers

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

Sarah Clarke
Head of Legal and Strategic Support

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

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 JANUARY 2020

Councillors Present: Owen Jeffery (Substitute) (In place of Royce Longton), Alan Law (Chairman), Tony Linden (Substitute) (In place of Joanne Stewart), Alan Macro, Geoff Mayes, Graham Pask and Andrew Williamson

Also Present: Sharon Armour (Solicitor), Michael Butler (Principal Planning Officer), Stephen Chard (Principal Policy Officer) and Bob Dray (Development Control Team Leader)

Apologies for inability to attend the meeting: Councillor Peter Argyle, Councillor Jeremy Cottam, Councillor Royce Longton and Councillor Joanne Stewart

PART I

33. Minutes

The Minutes of the meeting held on 20 November 2019 were approved as a true and correct record and signed by the Chairman.

The Minutes of the meeting held on 4 December 2019 were approved as a true and correct record and signed by the Chairman, subject to the following amendments:

Item 32(1) – 19/01063/COMIND – land south of Ravenswing Farm, Adjoining Aldermaston Road and Silchester Road, Tadley

Member Questions to the Agent (first paragraph, final sentence):

The Chairman felt that Councillor Macro's second question relating to the level of support was **not relevant** and stated that Mr Mitchell did not have to answer this question.

Member Questions to Officers (third paragraph, first sentence):

David Pearson (Development Control Team Leader) stated that if the application was approved with that condition then the Action Plan could be approved.

Conditions

Additional condition of approval:

24. Grampian Condition.

34. Declarations of Interest

There were no declarations of interest received.

35. Schedule of Planning Applications

(1) Application No. & Parish: 19/02490 - Land West of Hill Place, Bath Road, Woolhampton

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 19/02490/FUL in respect of a Section 73A application to vary conditions 3 and 12 to increase time limits on previously approved application 19/00031/FUL: Shed to be

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removed by 30/08/20. Dayrooms to be completed by 30/08/20. Retrospective application for the siting of two dayrooms, two mobile homes and two touring caravans for occupation by Gypsies/Travellers. Creation of new access onto highway. Enclosure of site by fencing.

Michael Butler, Principal Planning Officer, introduced the report. He clarified that the original time limit for implementation of these two conditions was 30/11/19. This had not been complied with and this application was to extend the time limit until 30/08/20 (exactly one year post the decision).

The update report contained the formal consultation response from Network Rail. They had no objection to the deletion of condition 9 (externally generated noise from the rail line), and in addition did not object to the proposed revised timescales for the submission of details in relation to drainage and land stability. Their response stated that any damage which might occur on the application site would be the responsibility of the applicant.

Mr Butler highlighted the correction in the update report to paragraph 6.19 of the report. The Community Infrastructure Levy (CIL) charge should read as approximately £9,000 and not £6,000. However, it had been indicated by the applicant that it might prove financially difficult to pay this charge.

Advice contained in the Ministry of Housing, Communities and Local Government's (MHCLG) Planning Policy for Traveller Sites, a national policy that sat alongside the National Planning Policy Framework (NPPF), stated that in relation to gypsy/traveller accommodation the personal circumstances of the applicant could be taken into account, including financial matters. This was therefore a material factor to be taken into account by the Committee.

The application was recommended for conditional planning permission.

Mr Butler concluded his presentation by stating the view that, subject to approval, if these conditions were not complied with then it was very unlikely that any further application would be considered favourably. If there was non-compliance then enforcement action would be taken.

In accordance with the Council's Constitution, Mr Tony Renouf, Parish Council representative, Mr Spencer Copping, agent, and Councillor Graham Pask, Ward Member, addressed the Committee on this application.

Parish Council Representation:

Mr Renouf in addressing the Committee raised the following points:

- Woolhampton Parish Council considered the proposal in October 2019 and at that time objected to the application. This was based on the fact that the applicant was originally seeking to vary condition 3 to allow three years from the grant of permission to complete the dayrooms.
- However, the changes that had since been made to reduce this timeframe meant that the Parish Council's objection was no longer valid and was therefore withdrawn.
- The Parish was hopeful that the applicant would abide by all of the planning conditions. Mr Renouf particularly highlighted conditions 2, 6 and 12. He would like assurance that adherence to conditions would be enforced if necessary.
- Mr Renouf queried how condition 5 (site not to be occupied at any time other than by gypsies and travellers) would be secured.

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- The Parish Council assumed that no construction would take place until condition 10 had been implemented – the site investigation.

The Chairman clarified that Woolhampton Parish Council was no longer objecting to the application. They were however concerned in relation to adherence to conditions.

Agent Representation:

Mr Copping in addressing the Committee raised the following points:

- He felt that the officer report covered the main points.
- However, he added that since the original application, the applicant had run into financial difficulties with developing the site. This had created issues with meeting conditions and had led to delays.
- Further time had been sought to complete the two specified areas and to make CIL payments. Mr Copping would be working closely with the applicant to ensure revised timescales were met.
- The Network Rail response in relation to condition 9 was welcomed as this helped with finances.
- Mr Copping requested that conditional planning permission be granted.

Member questions to the Agent:

In response to a question from Councillor Graham Pask, Mr Copping confirmed that land stability and sustainable drainage system (SuDS) requirements would be met.

Ward Member Representation:

Councillor Pask in addressing the Committee raised the following points:

- He called in the application as many of the conditions had not been complied with. Conditional planning permission was granted in August 2019 and the conditions were both necessary and reasonable.
- A concern locally, shared by himself, was in relation to needing transparency over infill works. This was of particular concern when considering the close proximity to the railway line.
- Councillor Pask drew attention to the photographs provided in the Planning Officer's presentation. He was concerned at the stability of the walled area.
- This was why Conditions 8 (submission of sustainable drainage measures) and 10 (site investigation to ensure land stability) were so important and must be adhered to. He hoped conditions would be adhered to if conditional permission was granted. The personal circumstances of the applicant were noted alongside this.

Member Questions to Officers

Councillor Owen Jeffery queried if it was necessary to refer to both gypsies and travellers in the report and conditions. Bob Dray, Development Control Team Leader, clarified that gypsies and travellers belonged within the same definition in the relevant legislation. The proposed condition text did not need to be changed.

Mr Butler then sought to respond to the concerns raised by the Parish Council and Councillor Pask. There was a sequential order to implementing the conditions. For example, Condition 10 was required to be completed within two months of the date of approval (if granted) and before construction of the dayrooms/their foundations could commence.

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The potential for enforcement activity had also been raised. Mr Butler explained that the Council's Enforcement Officer was very knowledgeable about gypsy and traveller sites from previous experience. The site would be monitored and enforcement action taken if this became necessary, i.e. if the site was not occupied by gypsies or travellers. The Parish Council could also raise any concerns with the Enforcement Officer.

Councillor Alan Law sought assurance that the applicant and agent were fully aware of the requirements of condition 10 and had accepted this condition. Mr Butler advised that verbal confirmation had today been received from the agent that the applicant was content with the conditions. He would also be seeking written confirmation.

Debate

Councillor Pask thanked officers for their negotiations on this application, i.e. limiting the extension of the deadline to 30/08/20 and not the originally requested 2022. He felt the proposed conditions to be reasonable.

Councillor Pask queried if action would be taken if land stability was deemed to be a problem. Mr Butler confirmed this was the case.

Councillor Pask proposed acceptance of the officer recommendation to grant planning permission. This was seconded by Councillor Tony Linden.

Councillor Alan Macro agreed that the timeframe could be extended. He felt that the timescales originally set for some of the conditions was extremely tight. However, he was disappointed that none of the site investigation or SuDS work had been undertaken.

Councillor Geoff Mayes commented that infill materials should have been specified and he queried whether this had been clarified. Mr Butler advised that, as an unauthorised site, there was no record of materials. However, this would be thoroughly assessed in accordance with condition 10 and samples would be analysed. Remediation works would be undertaken if found necessary.

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

Conditions

1. The development must remain in accord with the as approved plans (all prefixed JOO3121): CD01-A, CD02-A, CDO3-C, and CDO4-.

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

2. At no time shall more than 2 mobile homes, 2 touring units and 2 day rooms be located on the application site.

Reason: Any increase in the number of caravans/ mobile homes/ day rooms on the site may amount to an overdevelopment. This would be contrary to Policy CS7 of the West Berkshire Core Strategy 2006-2026.

3. By the 30th August 2020, the applicant shall ensure that the development is completed in accordance with the revised block plan (number CD03-Rev C), including the two dayrooms. The landscape works for the western buffer shall be completed within the first planting season following the date of this decision. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.

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Reason: To enhance the visual aspects of the site in accord with policy CS19 in the West Berkshire Core Strategy 2006-2026.

4. Within one month of the date of this permission, the vehicular access to the highway shall be constructed in accordance with the approved plans, including a bonded material across the entire width of the access for a distance of 3 metres measured back from the carriageway edge.

Reason: To avoid migration of loose material onto the highway in the interest of road safety. This condition is imposed in accordance with the National Planning Policy Framework, and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

5. The site hereby permitted shall not be occupied at any time other than by gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites (MHCLG).

Reason: The special reasons for permitting this use must persist on site in accordance with policy CS7 in the West Berkshire Core Strategy 2006-2026.

6. No commercial use or activities shall take place on the red line application site at any time, including the storage of any materials. No vehicles over 3.5 tonnes shall be stationed, parked or stored on the application site.

Reason: The site lies adjacent dwellings; to introduce a B2/ B8 use would be harmful to amenity and not in accordance with the advice in the NPPF or Policy CS14 of the West Berkshire Core Strategy 2006-2026.

7. No external lighting shall be installed on the site at any time unless details have first been submitted to and approved in writing by the Local Planning Authority. Once approved the lighting must be erected in accordance with the approved details.

Reason: The site lies in the rural area where excessive additional lighting would be harmful, in accordance with paragraph 180 of the NPPF and Policy CS19 of the West Berkshire Core Strategy 2006-2026.

8. Within two months of the date of this permission, details of sustainable drainage measures to manage surface water within the site must be submitted to and approved in writing by the Local Planning Authority. These details shall:

- a) Include and be informed by a ground investigation survey which establishes the soil characteristics and groundwater levels to confirm the principles applied are feasible in practice;
- b) Include flood water exceedance routes, both on and off site; Include flow routes such as low flow, overflow and exceedance routes;
- c) Include details of how the SuDS measures will be maintained and managed in perpetuity.

Once approved, these sustainable drainage measures shall be implemented in accordance with the approved details within a further 3 months of the date of that approval. The sustainable drainage measures shall be maintained in the approved condition thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is

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applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).

- 9. By the 30th August 2020, the unauthorised shed on the site shall be removed in its entirety from the application site.

Reason: In the interests of visual amenity, in accordance with the NPPF and Policy CS14 of the West Berkshire Core Strategy 2006-2026.

- 10. Within two months from the date of this decision, a site investigation of the nature and extent of any land instability shall be carried out, in accordance with a methodology which shall have previously been submitted to and approved in writing by the Local Planning Authority. The results of the site investigation shall be made available to the Local Planning Authority. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures within 3 months of the date of approval of the agreed scheme.

Reason: To ensure the site will not impact valued infrastructure in accord with Policy CS5 of the West Berkshire Core Strategy 2006-2026.

- 11. No surface water shall be discharged onto adjacent Network Rail land, and no soakaways, attenuation ponds or other drainage infrastructure shall be within 5 metres of the boundary to the adjacent railway land.

Reason: To protect valued infrastructure in accord with Policy CS5 of the West Berkshire Core Strategy 2006-2026.

- 12. The two day rooms hereby permitted shall only be used for purposes ancillary and/or incidental to the use of the two mobile homes hereby permitted on the site. The day rooms shall not be used as separate residential accommodation nor shall they be used to provide additional sleeping accommodation.

Reason: To ensure no overdevelopment of the site and to restrict new dwellings in the rural areas in accordance with Policies ADPP1, ADPP6 and CS1 of the West Berkshire Core Strategy 2006-2026, and Policy C1 of the Housing Site Allocations DPD 2006-2026.

36. Site Visits

A date of 22 January 2020 at 9.30am was agreed for site visits if necessary. This was in advance of the next Eastern Area Planning Committee scheduled for 29 January 2020. Councillor Andy Williamson gave his apologies for the site visit.

Councillor Graham Pask gave his apologies for the next Planning Committee. Councillor Tony Linden would be acting as his substitute.

(The meeting commenced at 6.30pm and closed at 7.10pm)

CHAIRMAN

Date of Signature

Agenda Item 4.(1)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	19/02700/HOUSE Basildon	27.12.2019	Retrospective - Amendments to 4 dormers. Clifton House, Upper Basildon, Berkshire Stephen Orton and Karen Lally

¹ Extension of time agreed with applicant until 21.02.2020

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02700/HOUSE>

Recommendation Summary: The Head of Development and Planning be authorised to GRANT planning permission.

Ward Member(s): Councillor Alan Law

Reason for Committee Determination: Due to the number of objections received.

Committee Site Visit: 12 February 2020

Contact Officer Details

Name: Helen Robertson
Job Title: Assistant Planning Officer
Tel No: 01635 519111
Email: Helen.Robertson@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the retention of four unauthorised dormers windows with amendments to the design and materials. It is an established principle that no weight can be given to the fact that this is a retrospective application, and the dormers are already in situ. The application is assessed accordingly.
- 1.2 The application site is located within the village of Upper Basildon in a prominent position facing a village green. The area is characterised in the main by detached houses and cottages of predominantly traditional design and materials. Clifton House is a large, imposing brick walled detached dwelling of distinctive design, one of a pair approved in 2005. The distinctive features of the property include parapet gables, bay windows and moulded stone surrounds and mullions.
- 1.3 Planning permission is required for the retention of the dormers as they would not constitute permitted development under the criteria of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 given that the dwelling is in article 2(3) land (the North Wessex Downs Area of Outstanding Natural Beauty). Restrictive conditions were also placed upon application 05/00482/FUL, the original permission for the dwelling. Condition 4 removed permitted development rights for additions or extensions to the dwelling, ancillary buildings or structures and material alterations made to the appearance. Condition 8 stated that no additional openings shall be inserted in the south-western elevation of plot 1 or the north-eastern elevation of plot 2 without the permission in writing of the Local Planning Authority. Application 05/1857/HOUSE sought amendments to the design however the approval did not affect or vary any of the conditions imposed on application 05/00482/FUL unless where specified.
- 1.4 The second floor rooms pre-existed the new dormer windows and were previously served by rooflights. Neither the rooms at second floor level nor the rooflights were shown on the plans for application numbers 05/00482/FUL and 05/01857/HOUSE. However, it is unlikely that these rooflights would have been considered to materially affect the appearance of the dwelling, such that planning permission would have been required. The internal alterations to convert the rooms to habitable space can be carried without the need for planning permission. The second floor rooms are now used as additional bedroom accommodation. A new bathroom has been installed in the place of an original store area.
- 1.5 Following the refusal of application number 18/01968/HOUSE that sought to retain the dormers as built, and application number 19/00517/HOUSE that sought their retention with modifications to the materials and the design, this latest application proposes modifications to the dormer materials and more significant alterations to the design as described in detail below.
- 1.6 The dormers, as built, have tile hung cheeks (sides) and the faces are currently clad with stone coloured board and wood effect uPVC. The existing materials result in box like dormers with little overhang. The dormers, as built, can be summarised as follows:
 - Dormer # 01: a 3 casement dormer to the south-east elevation facing the green serving a bedroom.
 - Dormer # 02: a 2 casement dormer to the north-east elevation facing The Beehive serving a bedroom.
 - Dormer # 03: a 2 casement dormer to the north-west elevation facing Galvey serving a bedroom.

- Dormer # 04: a 4 casement dormer to the south-west elevation facing Morna serving a bathroom.

1.7 The current proposal seeks to amend the materials and remodel the design as follows:

- Dormer # 01: The dormer is reduced from 3 to 2 casements. Resulting in a reduction in width of approximately 1 metre.
- Dormer # 02: The dormer is reduced in width by approximately 0.10 metres. The dormer is positioned centrally above the gable.
- Dormer # 03: The dormer is reduced in width by approximately 0.10 metres. The dormer is positioned centrally above the gable.
- Dormer # 04: The dormer is reduced from 4 to 3 casements. Resulting in a reduction in width of approximately 0.5 metres.

1.8 All dormer materials are proposed to be amended to have lead lined fascias, cheeks and roof to replace the existing board, plastic and tile. The glazing bars to match the colour of the existing house windows.

1.9 The reduction in width of dormer # 04 and the position of dormers # 02 and # 03 were detailed in amended plans received on 28th January 2020.

2. Planning History

2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
04/01595/FUL	Demolition of 2 existing properties and erection of 2 new houses and garages	Approved 03.09.2004
05/00842/FUL	Erection of two detached houses with garages	Approved 21.04.2005
05/01857/FUL	Amendments to 05/00482/FUL	Approved 13.10.2005
18/01968/HOUSE	Dormer windows for existing second floor rooms	Refused 28.11.2018
19/00517/HOUSE	Retrospective – dormer windows for existing second floor rooms with alterations to design and materials	Refused 18.04.2019

3. Procedural Matters

- 3.1 Given the nature and scale of this householder development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 Site notice displayed on 4th November 2019; the deadline for representations expired on 25th November 2019.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Basildon Parish Council:	As it did previously, the Parish Council objects to this proposal for the following reasons: <ul style="list-style-type: none">• It presents little new from previous unacceptable application(s)• It is still intrusive to immediate neighbours. Amended Plans: No further comments received.
Highways Authority:	No comments.
North Wessex Downs AONB Partnership:	No comments were received.

Public representations

- 4.2 Representations have been received from 11 contributors, all of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- The design of the existing dormers is out of character with that of the house/makes it appear more prominent
 - The dormers have an adverse effect on the character of the area including the AONB/conservation area/prominent location in streetscene
 - The dormers degrade the architecture and quality of the surrounding properties
 - The dormers were installed without planning permission
 - The principle of dormers on the property is not appropriate
 - Overlooking and loss of privacy to surrounding properties and the village green
 - Overbearing to views from neighbouring properties

- Proposed amendments to the design are not an improvement
- Precedent set by granting permission retrospectively
- Contrary to village planning policy
- Application fails to address previous concerns re the traditional hierarchy of windows, excessive size of windows, front elevation top heavy, unbalanced, eil cramped above the gable, dormers represent overly dominant and disproportionate addition.
- Breach of condition contained in the original planning permission for the house
- Council has failed to enforce its previous decisions/possibility of granting of permission by the 'four year' rule

4.4 Further comments were received following the submission of amended plans as follows:

- The issue is not the appearance of the windows
- Windows added without planning permission and the council has refused retrospective permission twice
- No enforcement of previous decisions
- Original reasons for refusing retrospective planning are still valid
- The additional changes make little difference to the fundamental issue of the dormers being on Clifton House and fail to address issues previously raised

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS13, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C3 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-24
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Basildon Village Design Statement (2001) (BVDS)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and appearance
- Neighbouring amenity
- Highway safety

Principle of development

- 6.2 Policy ADPP1 advises that most development will be within or adjacent to existing settlements. The application site is located within the defined settlement boundary for Upper Basildon where the principle of extending an existing dwelling broadly complies with the development plan.
- 6.3 The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Recognising the statutory protection afforded to such areas, Policy ADPP5 seeks development that will conserve and enhance the local distinctiveness and setting of the AONB.
- 6.4 Extending an existing dwelling within the settlement boundary of Upper Basildon is therefore acceptable in principle, subject to its impacts, and in particular the conservation of the AONB.

Character and appearance

- 6.5 Through the provisions of the NPPF the government outlines the importance of the design of the built environment. Policy CS14 of the Core Strategy states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area.
- 6.6 The Basildon Village Design Statement states that 'Extensions, conversions and alterations should use materials and be of a design and scale compatible with original buildings'.
- 6.7 The guidance within the House Extensions SPG states that dormer windows can present very prominent features, which dominate a building. They should be seen as a means of providing light and ventilation to an existing space not as a means of increasing floorspace. They should be designed to keep their size to a minimum. Windows should match those on the main house.
- 6.8 As previously stated no weight can be given to the fact that the dormers are already in situ and the application is assessed accordingly. As expected by the NPPF, the local planning authority has worked proactively with the applicant to secure a development that is acceptable within environmental conditions of the area.
- 6.9 There are numerous examples of dormer windows in the village. The Basildon VDS refers to 'many dormer windows in both old and new housing'. It is considered that dormers of an acceptable scale, design and materials would therefore not appear significantly out of keeping in the context of the village setting or the immediate street scene.
- 6.10 Although dormer windows are not a prominent feature in the immediate street scene, there is a dormer on the south-western roof slope to the adjacent property *Morna*, the other property in the pair approved in 2005. The property is already prominent and imposing, occupying a dominant position within the street scene at the end of the village green. It is considered that the addition of appropriately scaled and sited dormers would not necessarily further increase its prominent appearance.
- 6.11 However, the existing colour of the surrounds are in part in a uniform light stone board. This is conspicuous and exacerbates the appearance of the chunky nature of the sides and fascia of the dormers which fail to reflect the more refined detailing of the stone surrounds to the windows below. The tile hanging to the cheeks generates an increased width to the construction. The proposed replacement of these materials with lead cheeks, fascia and roof will result in the dormers appearing significantly less prominent

in colour in relation to the roof and will also reduce the unacceptably bulky and boxy nature of the existing surrounds. The use of lead lined glazing bars will match the colour of the existing windows.

- 6.12 **Dormer #01** is very prominent given its location facing the green, The reduction in scale from 3 casements to 2 will now reflect the traditional hierarchy of window openings, where the size of windows typically diminish from the ground floor upward, thereby reflecting the status of the rooms. This elevation features imposing large two storey bays, with heavy stone dressings, and large amounts of glazing, with large parapeted gables above them. Together with the alterations to materials in this context the remodelled dormer will appear significantly less prominent and top heavy and will sit more comfortably within the roof slope of this principal elevation.
- 6.13 **Dormers # 02 and # 03** on the north-east and north-west elevations remain directly above the gables with their cills somewhat cramped above the apex of the gable. However given the alterations to the materials it is considered that they will also appear less prominent. **Dormer # 02** will echo the scale of the two bay window below, which is of a lesser scale to the front door and porch below it. **Dormer # 03** will be of a lesser scale compared to the window below and the door below that. The proposed remodelled dormers will be more appropriately scaled therefore and, on balance, their appearance would not detract so significantly from the character of the host property so as to warrant the refusal of planning permission.
- 6.14 **Dormer # 04** on the south-west elevation is also reduced in scale from 4 casements to 3. Whilst it remains larger than any other window in this elevation it is acknowledged that this elevation is not so highly prominent within the street scene, as when viewed from the green the angle is acute so that the width is not quite so conspicuous. There is no overriding symmetry to the windows on this elevation and the dormer will be stacked symmetrically over the castellated garage roof. On balance, the reduction in width and the altered materials will result in the remodelled dormer appearing significantly less prominent than the dormer as built.
- 6.15 The proposals do not alter the space available within the curtilage. There are 3 new bedrooms created. The SPD gives a general guide of properties of 3 or more bedroom houses requiring 100 square metres of amenity space. The amenity space available is approximately 530 square metres. It is therefore considered that adequate amenity space remains and the proposals are not considered to represent overdevelopment of the plot.
- 6.16 Whilst no important open landscape views of the AONB are considered to be affected, the impact on the character of the rural village environment and the sensitivity of the area to change remains an important consideration. The rural character of settlements within the AONB contribute to the special qualities of the North Wessex Downs. As such, the amended scheme is considered, on balance, to respect the character and appearance of the area and to conserve the character of the AONB.

The impact on neighbouring occupiers

- 6.17 It is a policy of the NPPF to secure a good standard of amenity for all existing and future occupants of land and buildings, and Policy CS14 states that development should make a positive contribution to the quality of life. As such neighbouring amenity is an important consideration.
- 6.18 Given the nature of the development the principal concern relates to potential overlooking and loss of privacy. Officers made a detailed site visit during the course of a previous application and have assessed the view from each window from within the property as follows:

- 6.19 **Dormer # 01** on the south-east elevation facing the green: The green is a public area and so overlooking of such areas is not an issue. There is a long established good practice guideline of 21 metres as a privacy distance between rear windows and 9 metres for front facing windows as laid out in the WBC Quality Design SPD. In areas where there are larger houses or in more rural locations greater levels of privacy may be expected. The closest properties are *Honeypot House* set approximately 44 metres away and *Spring House* set at a distance of approximately 61 metres. Given that there are no directly facing windows between properties and given the degree of separation and the orientation the impact is considered acceptable.
- 6.20 **Dormer # 02** on the north-east elevation facing *The Beehive*: It is possible to view the southern garden of the old converted pub, but the level of overlooking is no greater (arguably less due to the elevated angle) than from the existing first floor window below. This area of garden is also not particularly private from public viewpoints from the lane. Given the degree of separation of over 38 metres between the properties and the intervening trees there is no materially greater overlooking impact compared to existing windows. It is accepted that additional windows on the facing elevation may slightly increase a perception of overlooking, but in context this impact is not considered sufficient to justify the refusal of the application.
- 6.21 **Dormer # 03** on the north-west elevation facing *Galvey*: This window faces the side of *Galvey* and the roof of an outbuilding. The distance between the properties is approximately 23 metres. There is a good level of screening and no windows or the garden area considered to be materially affected to a significant degree. *Bwythn Iscoed* is set approximately 42 metres away at an oblique angle, given the orientation and degree of separation the impact is not considered significantly harmful.
- 6.22 **Dormer # 04** on the south-west elevation facing *Morna*: This window serves a bathroom, this is considered to be a non-habitable area. As detailed in the previous application the existing windows are obscure glazed internally with Pilkington Cotswold, with a privacy rating of 5, therefore there are no views available towards *Morna* with the windows closed. Two of the existing four panes can be opened. Although the loss of privacy to *Morna* is not considered significantly harmful it was suggested during the previous application that the situation could be further improved by altering the way the opening windows are hung or by restricting the degree to which they can be opened. A condition is proposed that the remodelled dormer shall also utilise obscure glazed windows to privacy rating of 5 and that details of how the degree of opening can be restricted is submitted. Given the above and the degree of separation *Spring House* and *Bwythn Iscoed* to the south-east and south-west are not affected.
- 6.23 It is concluded that the impact on increased overlooking and loss of privacy is not sufficiently harmful to warrant a refusal on this basis.

The impact on highway safety

- 6.24 The Highways Authority were previously satisfied with the parking arrangements. No further comments have been offered on the current application.

7. Planning Balance and Conclusion

- 7.1 For the above reasons, it is considered that the proposed development, which proposes amendments to the existing arrangements, complies with the development plan in terms of the character and appearance of the area, and in terms of safeguarding neighbouring amenity. As such, it is recommended for conditional approval.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1. **Commencement of development**

The development hereby permitted shall be implemented and completed before the expiration of six months 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).

2. **Approved plans**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- 04-01 Revision P1 (received 28/01/2020);
- 05-20 Revision P2 (received 28/01/2020);
- 05-21 Revision P2 (received 28/01/2020);
- 05-22 Revision P2 (received 28/01/2020);
- 05-23 Revision P2 (received 28/01/2020);
- 03-10 Revision P2 (received 06/02/2020).

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

3. The materials to be used in the development hereby permitted shall be as specified on the approved plans and/or the application forms. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.

Reason: To ensure that the external materials respond to local character. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

4. The construction of the remodelled dormer hereby permitted at second floor level in the south-west elevation shall not commence until details of the degree to which the windows can be opened have been submitted to and approved in writing by the Local Planning Authority. The works to remodel the dormer shall thereafter be implemented and completed in accordance with the approved details within six months of the date of this permission. The windows and glazing shall be permanently retained in the approved condition thereafter.

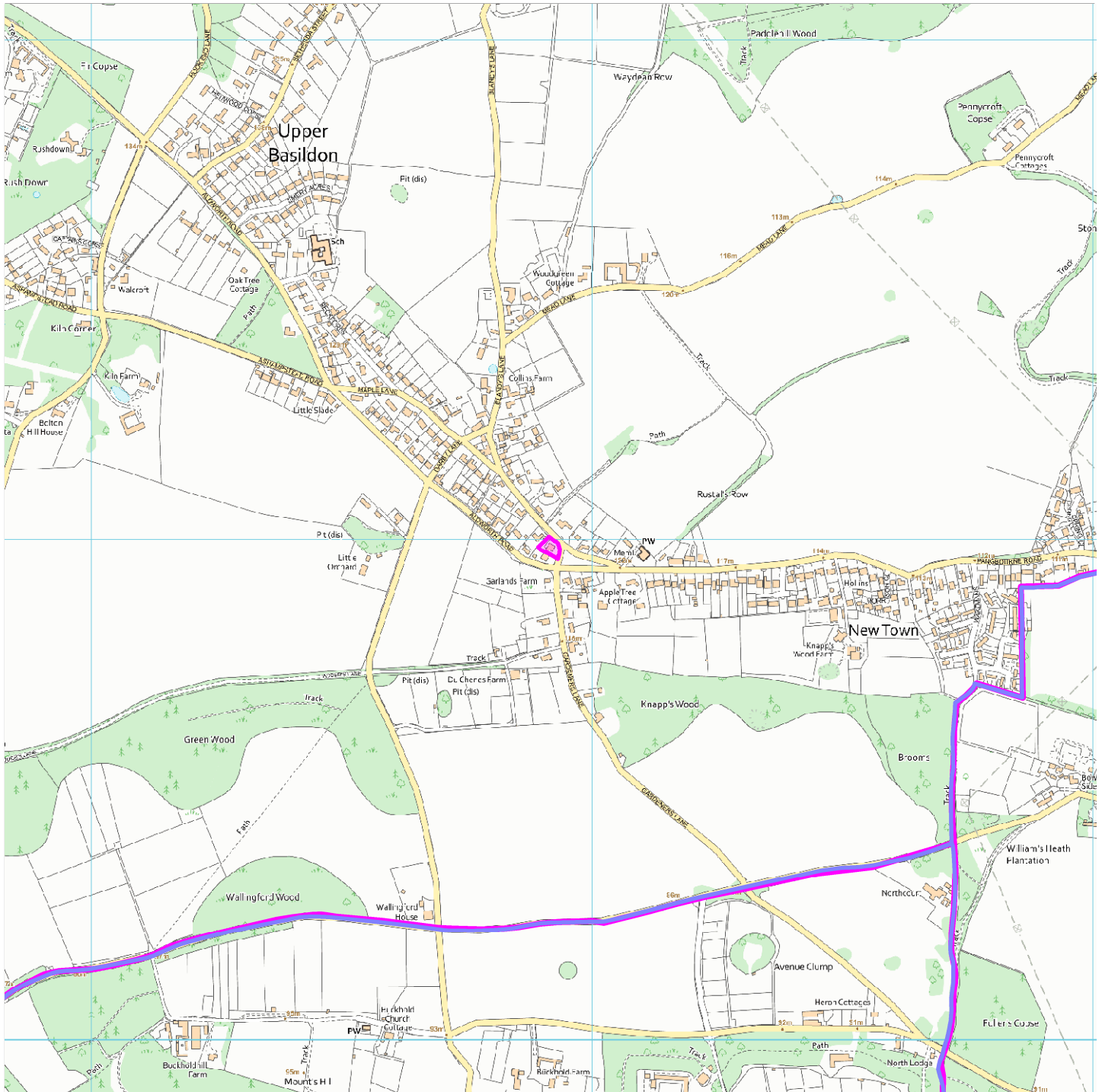
The bathroom window at second floor level in the south-west elevation shall be fitted with obscure glass with a privacy rating of 5 when the remodelled dormer hereby permitted is constructed. The obscure glazing shall be permanently retained in that condition thereafter.

Reason: In the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy Berkshire Core Strategy 2006-2026, Quality Design SPD (CS14 of the West 2006) and House Extensions SPG (July 2004).

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19/002700

Clifton House, Upper Basildon, RG8 8LU



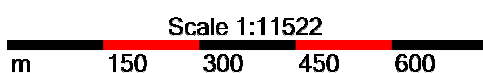
Map Centre Coordinates :

Scale : 1:11522

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	06 February 2020
SLA Number	0100024151



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Agenda Item 4.(2)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	19/02517/HOUSE Bucklebury	12 th December 2019	Retrospective in part - Distributary channel with foot bridge; Two storey extension replacing single storey extension; Restoration of Mill Barn; Oak framestore; Partial demolition of outbuilding. River Barn, Marlston Hermitage, Thatcham, Berkshire, RG18 9UX Dr and Mr Mitchell

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02517/HOUSE>

Recommendation Summary: The Head of Development and Planning be authorised to REFUSE planning permission.

Ward Member(s): Councillor Graham Pask

Reason for Committee Determination: Called-in by Councillor Pask

Committee Site Visit: 22nd January 2020

Contact Officer Details

Name: Alice Attwood
Job Title: Senior Planning Officer
Tel No: CC: 01635 519111 DD: 01635 503602
Email: Alice.Attwood1@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for a number of proposed developments at River Barn, a residential property in Marlston Hermitage. The proposed developments include:
- Two storey extension to dwelling, replacing an existing single storey extension;
 - Restoration of the mill barn (former mill building, now within curtilage of River Barn);
 - Erection of an oak frame store;
 - Partial demolition of an existing outbuilding;
 - New distributary channel to the River Pang, with footbridge over.
- 1.2 The site is situated in Marlston Hermitage which does not have a defined settlement boundary and is therefore considered to be “open countryside” in terms of policy ADPP1 of the Core Strategy. The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and is visible from footpaths Bucklebury 13/1 and Bucklebury 102/3.
- 1.3 This site is accessed from Brocks Lane. Until recently, the site was screened by vegetation which has since been semi-cleared and a post and rail fence has erected along some of the site boundary. No direct public transport links pass by the site at this present time near the site, however, considering the rural location of the site this is not unusual.
- 1.4 On site is the dwelling known as River Barn, a single storey blockwork outbuilding adjacent to the river, the old timber frame mill barn, a greenhouse and other outbuildings of differing sizes. The old mill barn and River Barn are both considered to be non-designated heritage assets.
- 1.5 A storage building has been erected to the north west of the site behind the old mill barn. The planning department do not have record of a planning application or lawful development certificate for this structure. This building does not form part of this current proposal and has been erected without any formal application to the Council.
- 1.6 The old mill already has planning permission to be restored (reference 19/00907/HOUSE), although the same proposals form part of this application. Members should be aware that water wheel is outside of the red line and therefore cannot be considered as part of this application (the Environment Agency’s position is predicated on this basis). No application or lawful development certificate has been forthcoming in regards to works to the water wheel.
- 1.7 Works have begun on the proposed store building, which was also granted planning permission under application 19/00907/HOUSE.
- 1.8 Work has also begun on distributary channel, and therefore this part of the application is partly retrospective. The relocation of the greenhouse has also already been undertaken and so is retrospective.
- 1.9 A fence and gate have been erected at the entrance of site. A rustic post and rail ‘Sussex’ fence runs along the hedge line boundary to a close boarded fence which secures the new gate. This was covered by application 19/00907/HOUSE.
- 1.10 Close-boarded fencing has been erected to the south east of the site, the planning department do not have record of a planning application or lawful development certificate for this fencing. It would appear that this fence is above 1 metres and is

adjacent to the highway and therefore, requires planning permission. Close board fencing to the south east of the site does not form part of this application.

- 1.11 There has also been the creation of a second vehicle access to the south of the site. It is considered that the works are likely permitted development, however, no lawful development certificate application has been received. The creation of the second vehicular access and hardstanding does not form part of this application.
- 1.12 Permission is also sought for the relocation of a greenhouse and the partial demolition of an outbuilding.
- 1.13 The proposed mill barn at River Barn has been the subject of recent partial roof collapse. The south west end of the proposed mill barn is still standing and has some of original mill equipment in situ. Once restored the mill barn would measure approximately 11.2m x 7m and has a ridge height of approx. 7.3m.
- 1.14 The proposed store will be located on the site of a previous oak framed barn which was removed. The new store will be made from brick and oak with handmade clay tiles. The store is approximately 7.4m by 5.2m and has a ridge height of approximately 4m.
- 1.15 The original dwelling (as defined by the Town and Country Planning (General Permitted Development) (England) Order 2015) is considered to be south-west bay (timber frame) / garage bay, central bay and north-east bay (brickwork). The footprint area of the original dwelling is approximately 81 m². The proposed extension would be approximately 89 m² which would bring the total new proposed footprint to approximately 170 m². The proposed length of the extension from the original dwelling is approximately 15.20 m, and the width of the proposal extension varies from approximately 4 m to 7 m.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
19/02018/COND1	Application for approval of details reserved by Condition (5) Heritage Condition - detailed method, (6) Heritage Condition - samples and schedule (7) Heritage Condition - sample area of brick , (8) Heritage Condition - weatherboarding reuse and (9) Written scheme of investigation of previous application 19/00907/HOUSE: Oak frame and brick store to replace similar building burnt down many years ago. Restoration of partially collapsed mill barn. Gates and fencing.	Approved and Discharged 2019
19/01307/HOUSE	Two storey side extension replacing single storey extension. Relocation of greenhouse and partial demolition of outbuilding.	Withdrawn 2019
19/00907/HOUSE	Oak frame and brick store to replace similar building burnt down may years ago. Restoration of partially collapsed mill barn. Gates and fencing.	Approved 2019

2.2 Under 19/02018/COND1 all pre-commencement conditions have been discharged.

3. Procedural Matters

3.1 **EIA:** Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

3.2 **Publicity:** Site notices were displayed on 30.10.2019 at entrance to River Barn and by the beginning of footpath Bucklebury 13/1 on Brocks Lane. The deadline for representations expired on 20.11.2019.

3.3 **CIL:** Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). Initial assessment, based on the CIL PAIR form, indicates that the CIL liability for this development will be CIL liable. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council’s website, using the link at the start of this report.

Bucklebury Parish Council:	No objection – It was agreed that the issues concerning glazing, raised in application 19/01307/HOUSE (which was withdrawn) have been addressed, in this application, to the satisfaction of Bucklebury Parish Council.
Highways Authority:	No comments.
Conservation Officer:	<p>Objection – This application (which is retrospective in part) is for a distributary channel with foot bridge; two storey extension replacing single storey extension; restoration of Mill Barn; and a replacement oak framestore.</p> <p>The restoration of Mill Barn, and the replacement oak framestore have already been granted permission under application 19/00907/HOUSE (Replacement oak frame and brick store and restoration of partially collapsed mill barn). I therefore have no further comments to make on these aspects.</p> <p>I understand that this application has been submitted as the applicant would like the heritage benefits that the</p>

	<p>restoration of the unlisted Mill Barn will bring to be weighed against the harm caused by the proposed extension (which I note was subject to a recently withdrawn application – 19/01307/HOUSE).</p> <p>The restoration of the dilapidated non-listed mill barn will bring about heritage benefits, however, the amount of weight that can be attached to this is not as great as it would be if the building were listed. The proposed extension would create a wing that would be out of proportion with the scale and character of this modest dwelling. Forming a visually dominant, rather than subservient, addition to the building, which would not only harm the character of the dwelling, but also the rural character of the AONB.</p>
CPRE:	<p>Supports – The setting of this somewhat historic building with its associated Water Mill barn in the AONB is very important. The proposed plans have been carefully worked out to preserve this setting with the to be restored Mill barn. The proposed extension to the south will have no impact on this setting and has been carefully scaled to have little impact on the landscape, as indicated in the sketch picture. Removal of the large blockwork workshop in between beside the river as proposed is essential in this regard and should be made a condition, by the time of sign off/permanent occupation of the dwelling.</p>
River Thames Society:	<p>No comment.</p>
North Wessex Downs AONB:	<p>No objection to outbuilding removal but objection to dwelling extension.</p> <p>The AONB unit would object to the proposed changes to the house which would see only a third of the current building retain and a massive extension proposed that would more than triple the size of the original. The character of the building would be lost. The extension would run parallel with the road frontage which would appear bulky and overbearing to users of the highway, thus suburbanise this rural intimate lane to the detriment of the scenic and natural beauty of the AONB.</p> <p>Core policy CS14 states Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place. The proposed development would fail to comply with this core thread in addition to policy CS19 (b) in particular). The multiple new windows in particular the large double height opening on the altered south west elevation would result in considerable light spill into what is a dark environment. Dark skies are a special quality of the AONB and should be conserved by avoiding new external lighting and additional light spill from windows. Tinting the glass would take the</p>

	edge off but would not alter the impact of the large opening in open countryside.
Archaeological Officer:	No objection if condition accepted.
Rights of Way Officer:	No comments received.
West Berks Ramblers:	No comments received.
Environment Agency:	No objection.
British Gas:	No comments received.
Lead Local Flood Authority:	No comments.
Canal and River Trust:	No comments.
Natural England:	No comments.
Environmental Health:	No comments received.
Ecological Officer:	Objection – No phase one ecology survey presented.
Tree Officer:	Objection – No tree protection measures have been provided for the existing trees and hedges within the site to protect from new construction works. Details of the existing trees in close proximity to Mill Barn, tree protection and any remedial works to the nearest trees have not been provided. Object to the distributary channel and extensive clearing of riverbank vegetation, trees and shrubs. The clearance of this section could have long term effects and disturbance to the balance of water flow in the locality and within the designated NWDAONB which are not adequately addressed in the 'additional environmental aspects' statement.

Public representations

- 4.2 Representations have been received from 15 contributors, 15 of which support, and 0 of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Sympathetically respects the historic building on the site.
 - Concern if proposal is not approval there will be a loss of a heritage asset.
 - Making the site fit for habitation.
 - The restoration of Mill Barn and its waterwheel will in be a benefit for the whole community in that a crumbling historic structure which would otherwise disappear will be brought back to working condition.

- The house either needs knocking down and starting again or a complete makeover. The plan to do this and extend it makes sense to make it habitable for the 21st Century and can only improve the area. The extension will allow the existing structure to remain, which is an old-style wood framed build, allow much needed light into the house with better sized rooms and improve the visual appearance of the premises.
- Creation of a new wildlife habitats and other ecology benefits.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C6 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS5 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- WBC Sustainable Drainage Systems SPD (2018)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of proposed extensions
- Principle of new distributary channel
- Character, appearance, and conservation of the AONB
- Trees and landscape
- Heritage
- Permitted development removal and fall-back position.
- Ecology
- Flood risk

Principle of proposed extensions

6.2 River Barn is located outside of, and remote from, any defined settlement boundary and is located within the “open countryside” in terms of Core Strategy Policy ADPP1. The site is also within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Policy ADPP1 states that only appropriate limited development in the countryside will be allowed, focused on addressing identified needs and maintaining a strong rural economy. Recognising the area as a national landscape designation, Policy ADPP5

states that development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland. Development will respond positively to the local context, and respect identified landscape features and components of natural beauty.

- 6.3 In this context of restraint, Policy C1 from Housing Site Allocations DPD gives a presumption against new residential development outside of the settlement boundaries. This presumption against development is subject to a number of exceptions, one of which is the extension of existing dwellings in the countryside where the proposal complies with the criteria of policy C6.
- 6.4 Policy C6 states that there is a presumption in favour of proposals for the extension of existing permanent dwellings. An extension or alteration will be permitted providing that:
- i. the scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling; and
 - ii. it has no adverse impact on: the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
 - iii. the use of materials is appropriate within the local architectural context; and
 - iv. there is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.
- 6.5 An in-depth consideration has been given to this proposed development and it is considered not to be compliant with policy C6 because the proposed does not meet criteria (i) and (ii). Consequently, the development conflicts with the aforementioned policies of the development plan (ADPP1, ADPP5, C1 and C6) as a whole.

Principle of new distributary channel

- 6.6 Whilst there are no specific policies in the development plan that relate to the creation of a distributary channel to a river, the above policy of restraint also applies to other development in this location, and policy CS18 of the West Berkshire Core Strategy states that the district's green infrastructure will be protected and enhanced (the definition of "green infrastructure" includes waterways). As such, the principle of creating a new distributary channel is considered acceptable provided it demonstrably complies with policy CS18, as well as respects the character and appearance of the area (policies CS14 and CS19), does not have adverse effects on flood risk, and does not adversely affect conserves and/or enhances local ecology (policy CS17).

Character, appearance and conservation of the AONB

- 6.7 Part of current proposal includes an extension to the existing dwelling. The footprint area of the original dwelling is approximately 81 m². The proposed extension would be approximately 89 m² which would bring the total new proposed footprint to approximately 170 m². The proposed length of the extension from the original dwelling is approximately 15.20 m, and the width of the proposal extension varies from approximately 4 m to 7 m.
- 6.8 Whilst it is noted a residential link has been proposed in an attempt to give the appearance of subservience, officers disagree that the residential link between the original dwelling and extension addresses the issues of subservience because the design of the proposed extension as a whole is not subservient to the original dwelling, fundamentally owing to its considerable size. The original dwelling has a volume of 474 m³ and the proposed extension would increase the volume of the dwelling to 1003 m³.

This is a significant increase in built form and effectively gives the appearance of a second dwelling.

- 6.9 Policy C6 (i) states that the scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling. Notwithstanding attempts to articulate the extension, its considerable size is such it is considered the proposed extension is not subservient to the original (or existing) dwelling. The length of the proposed extension unbalances the original dwellings design. The proposed extension would create a large wing that would be out of proportion with the scale and character of this modest dwelling and would be visually dominant within the North Wessex Downs AONB. The proposal therefore conflicts with policy C6 (i).
- 6.10 The existing modest dwelling sits comfortably within a generous plot. This has historically meant that the dwelling is relatively inconspicuous amongst the garden vegetation and surrounding trees. The proposal would change this relationship between the dwelling and the plot.
- 6.11 Policy C6 (ii) states the development should have no adverse impact on: the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape. It is clear from Google Street View, and previous case officer's site photographs from Summer 2019, that the curtilage was previously heavily vegetated and there was no access to the south of the site except for a small overgrown pedestrian gate. There has recently been a significant amount of vegetation clearance and the creation of a new vehicular access and hard surfacing. Whilst these works appear to either be not 'development' or be permitted development, together with the proposed extension they would result in a substantial change to the character of the site that would significantly urbanise the vicinity, and therefore detract from the rural character of the area. The impact on views along Brocks Lane are localised to the stretch of road alongside the property, but within this stretch the impact is substantial because of the length and height of the extension alongside the road.
- 6.12 There are also long-distance views of the site from west and south-west, including on two public footpaths (Bucklebury 13/1 and Bucklebury 102/3). As rural public rights of way, these are highly sensitive receptors for any views. From these views, the current house and mill barn are relatively inconspicuous and in keeping within the landscape. Although it is agreed that the outbuilding is not a positive feature, its height and form is such that it remain relatively inconspicuous within the landscape. From these views, the length of the proposed extension would be highly visible, conspicuous and its scale out of keeping. The partial demolition of the outbuilding is a small benefit, although the benefit is not as great as the harm from the proposed extension, particularly given that it is single storey.
- 6.13 The AONB Partnership object on essentially these grounds. They continue to raise concerns with the potential light spill from the proposed glazing and the adverse impact on the AONB's characteristic dark night skies. Overall, they consider the proposed development does not conserve or enhance the AONB. It is recognised that the level of glazing has been reduced from the withdrawn scheme, but there would still be a significant impact under the current proposals.
- 6.14 Therefore, the scale of the proposal is not subservient to the original dwelling (or even the existing extended dwelling) in terms of its volume, length and footprint. It is essentially doubling the size of the existing house. It is noted that the design rationale seeks to use a barn-style form, with modern materials to contrast with the age of the original property. However, this does not overcome the substantial harm associated with the scale and prominence of the proposed extension.

- 6.15 The proposed mill barn restoration and new store would remain subservient to the original dwelling in isolation of other developments. Both the mill barn and store have been designed to be in character with the existing dwelling. The existing dwelling is reflective of a farm cottage. Historically, River Barn has been a farm and there have been outbuildings on the site since 1878. However, at the present time many of these buildings have fallen into disrepair and fallen down. Restoring the mill barn would strengthen River Barn's historic character and re-establish its past milling culture. The proposed store would also be considered to be in keeping with the character of River Barn because it is rustic in appearance and the materials match the proposed mill barn. Both proposed buildings share similar materials to the original dwelling house.
- 6.16 It should be noted that that the mill barn and proposed store would not be overly visible in the wider context of the AONB landscape because there is vegetation screening to the west of the site. Under application 19/00907/HOUSE, it was found that the store would lead to an increase in built form in the countryside which would be marginally harmful to the AONB landscape. However, the restoring of the old mill building is considered positive and the proposed store is needed to dry panels for the restoration of the old mill barn. Therefore, it is considered in these circumstances an increase in built form would only be marginally harmful to the wider countryside but have a direct enabling effect on the restoration of the mill barn. However, under the current application the considerable additional increase of built form is considered to be majorly harmful to the character and appearance of the area, and by extension fail to conserve the special qualities of the North Wessex Downs AONB.
- 6.17 Significant clearing has taken place to create the retrospective distributary channel with footbridge. This has effectively opened up the site and made urban features more visible from public viewpoints. No landscaping scheme has been submitted therefore no comment can be made on how the site will recover from the clearance.
- 6.18 For the reasons detailed above, the proposal will cause significant harm to the character and appearance of the area, and thereby fail to conserve the North Wessex Downs AONB. Therefore, the proposal is considered not to be compliant with policies C1, C3 or C6 of the Housing Site Allocations DPD (2006-2026) and policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).
- 6.19 NPPF paragraph 172 states great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The scale and extent of development within these designated areas should be limited.
- 6.20 According to the North Wessex Downs AONB Management Plan 2019-2024, key issues with the potential to have significant influence on the AONB's Development Special Qualities include (amongst others):
- New large free-standing dwellings as replacement dwellings in the open countryside. [Although the proposal is for an extension rather than a replacement dwelling, the principle is considered relevant]
 - The loss of rural character through suburbanising influences from new development (new fencing, lighting, signage, parking areas, paved footpaths, loss of native hedgerows and creation of new garden areas).
 - Impact on dark skies and tranquillity of high-powered external lighting, especially where poorly directed or in an exposed location (not usually subject to planning control).
- 6.21 The proposed extension would cause significant harm to the AONB open countryside for the above reasons and because of the conflict with the above key issues. Great weight is given to significant harm the proposal would cause to the AONB landscape.

Trees and landscape

- 6.22 A significant amount of vegetation clearance has taken place. Whilst this does not need planning permission, it has changed the character of the site, and made any new proposed development more conspicuous in the landscape. Core Strategy Policy CS14 states 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. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place. Development proposals will be expected to make efficient use of land whilst respecting the density, character, landscape and biodiversity of the surrounding area. The landscaping of the site as part of this application is therefore a relevant planning consideration.
- 6.23 As set out above, the scale of the development is not considered to be subservient which has led to an unacceptable visual impact. Soft landscaping would not be sufficient to overcome this fundamental concern.

Heritage

- 6.24 It is noted from the letters of support that the mill barn is of local importance. It should be recognised as a non-designated heritage asset. In 19/00907/HOUSE, the conservation officer originally raised concerns in regards to brick work and elm weatherboarding ratio. During that application, amended drawings were received to address these concerns. These are the same amended drawings which have been submitted with the current application. The restoration of the mill barn would bring some heritage benefits. However, the weight attached to this benefit needs to be weighed with other material considerations.
- 6.25 In addition, the cottage at River Barn is also considered to be a non-designated heritage asset. The conservation officer found that the proposed extension would create a wing that would be out of proportion with the scale and character of this modest dwelling. Forming a visually dominant, rather than subservient, addition to the building, which would not only harm the character of the dwelling, but also the rural character of the AONB.
- 6.26 While it is noted that mill barn and the cottage are of local importance they do not benefit from being listed and therefore do not benefit from the same statutory protections or legislation as heritage assets with listed status. Both non-designated heritage assets fall within the scope of policy CS19 of the Core Strategy and specifically paragraph 197 of the NPPF.
- 6.27 Paragraph 197 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 6.28 It is considered that some weight could be given to the benefit of restoring the mill barn. However, it should be noted that the proposed restoration has planning permission which has been implemented, and critically is not dependent of the proposed extension. The store building is considered to be nearly completed. However, it should be noted that the Council's photos show that the mill barn structure has not been secured and has partially collapsed since planning permission was granted. It is therefore not appropriate to justify a harmful extension based on the benefits of the restoration.

- 6.29 The restoration of the water wheel cannot be considered as part of this application as it is outside of the red line application site. Therefore, there is no planning mechanism which can secure the restoration of the water wheel and it does not form part of the planning balance.
- 6.30 On the other hand, moderate weight could be given to the harm that will be caused to River Barn by the proposed extension, as identified by the conservation officer.
- 6.31 On a separate matter, further plans have been submitted in support of the application which appear to show the historical footprint of farm buildings which were present in 1912. It should be noted the majority of the buildings shown no longer exist on the site. In addition, no information has been provided on the volume and scale of the historical built form. It is considered that the 1966 layout plan does not match the Council's historical maps and aerial photography. On the Council's historical 1962 map, the only buildings shown match those shown in the existing site plan.
- 6.32 Historical development on the site in 1912 are considered to be agricultural buildings which formed part of a farm. Agricultural buildings are generally considered to be sympathetic to the open countryside and AONB as a worked landscape. The current proposal relates to intensification a domestic and residential use which is not considered sympathetic to the open countryside and AONB. The agricultural use and buildings on this site no longer exist and have not existed since 1 July 1948, this being the "appointed day" for the Town and Country Planning Act 1947.
- 6.33 Regardless on the above points, it is a long been establish through planning case law that where the use relied upon a building in order to operate, the use could not survive the destruction of the building. The historical agricultural buildings shown on the 1912 maps have been demolished and with that the use of these building have not survived. The Council's historical 1962 map and aerial photography from 1976, 1989, 1991, 1993, 1996, 1999, 2003 and 2010 demonstrate that the only buildings visible match those shown in the existing site plan (namely mill barn, river barn and outbuilding). They also demonstrate that the site has a long-established character and that there has been minimal domestication / urbanisation of the site and surroundings in over 50 years.
- 6.34 Therefore, the additional information purporting to show the historical footprint of farm buildings is not considered to amount to an overriding material consideration to the current application. Accordingly, little if any weight is given to this additional information. The proposal would result in significant and demonstrable harm and conflict with the development plan, and this information does not alter that conclusion.

Permitted development and fall-back position

- 6.35 Within the planning statement it is stated that '*The existing blockwork outbuilding could be used (subject to Building Regulations only) for domestic residential use at present. In addition Permitted Development rights still exist for the house which would allow a 4m deep rear extension. This would be uncontrolled in terms of appearance. The retention of the outbuilding would offer no relief from its appearance or its impact on the immediate environment.*' This statement is considered to be incorrect for two reasons.
- 6.36 Firstly, under The Town and Country Planning (General Permitted Development) (England) Order 2015, extensions in the AONB are not allowed if (amongst others):
- It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
 - If the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;

- If the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

6.37 Therefore, the scope for developments in this location would be considerably restricted under permitted development.

6.38 Secondly, under 19/00907/HOUSE it was considered necessary to regulate further development on this site because there is a risk that overdevelopment could occur and this would have a negative impact on the AONB. It was agreed with the applicant that permitted development rights would be removed on this site. Removal of permitted development rights is undertaken in the interests of visual amenity and to avoid the overdevelopment and an unacceptable increase in the level of visual impact of on the North Wessex Downs Area of Outstanding Natural Beauty.

6.39 It was the stated intension of the applicant to hold off implementing 19/00907/HOUSE in order not to trigger the removal of permitted rights. However, all pre-commencement conditions have been discharged under application 19/02018/COND1 and material operations have taken place in relation to the store building consented under 19/00907/HOUSE. The storing building is now near completion. Consequently, application 19/00907/HOUSE has been implemented and therefore PD rights have now been removed for this site.

6.40 Therefore, the site does not benefit from domestic permitted development rights. Consequently, there is no valid fall-back position that should be considered as part of this application. Irrespective of this, the scope for extensions and outbuildings is significantly curtailed within the AONB, so there would have been no permitted significant extensions that could be permitted development and would have altered the above conclusions.

6.41 It has been noted that, in further correspondence, a second fall-back position has been proposed. This concerns the demolition of the old mill barn and River Barn Cottage, and replacement with a new dwelling. Officers are unlikely to support the removal of two non-designated heritage assets because it is likely to be against local and national planning policies. Therefore, this fall-back position is considered not to a practical or realistic. In any event, any such proposal would require planning permission and the policy parameters for replacement dwellings are comparable to those extensions in the countryside.

Ecology

6.42 A phase one ecology survey has been requested by the Council's ecologist. This information has not been provided.

6.43 A bat survey has been provided but the Council's ecologist found that *'The site/existing dwelling has been said to be in the Bat survey report as being low potential for bats, we disagree with this assessment and think that given the quality of the surrounding feeding and commuting habitat and the roosting opportunities offered for bats that a further 2 bat surveys should have been undertaken. Additionally the temperature at the end other the solitary emergence was 11 degrees centigrade which is only 1 degree above what is acceptable (10°C) survey minimum. The implications of this are that the bats that could be based there or use that roost some of the year may not have emerged from hibernation by this point so early into the survey season (survey undertaken on the 4th of May with the survey season starting on May the 1st), meaning that further bat surveys should have been undertaken when all these factors are taken into account.'*

6.44 It is noted the applicant's ecologist suggests the surveys could be conditioned. However, the council disagrees that ecology surveys could be surveyed because in the

Government Circular 06/2005 on Biodiversity and Geological Conservation states in paragraph 99 that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. There are no exceptional circumstances presented with this application to justify surveys being conditioned. It is considered that there is reasonable likelihood of the species being present and affected by the development. Therefore, it is reasonable to request a phase one ecology assessment to be undertaken.

- 6.45 The EA originally raised concerns on the basis of insufficient ecology information, but in a second response they have withdrawn their original objection. The EA found while this is not the optimum time of year to carry out ecological surveys including for water voles, they accept the findings and opinion of the applicant's ecologist and for the issues within their remit they do not consider that a more detailed ecological survey is necessary. However, the Council's Ecologist still insists on the phase one ecology assessment in order to fully assess the ecology matter within the planning remit, which extends beyond the River Pang.
- 6.46 The EA may have granted a permit but this is separate from planning permission. Planning permission and environmental permitting are different legal frameworks. A decision for planning permission and EA permitting may be granted or refused according to their respective legal requirements. They are often sorted in tandem. However, the granting of an EA permit does not necessarily overcome planning concerns or requirements as set out in planning legal and policy framework. The EA remit concerns the River Pang and on the proviso that the water wheel does not form part of this application, they have withdrawn their objection.
- 6.47 The Council's ecologist finds more information is needed from the applicant in regards to the wider ecological habitats on site (other than the bat survey report), given the proximity to the River Kennet SSSI and other strong ecological features ecologists insist on an extended phase one habitat survey undertaken by a suitably experienced and qualified ecologist at the correct time of year. This may lead to further surveys needing to be undertaken depending on the findings before this application can be approved. Policy CS 17 of the West Berkshire Core Strategy gives a policy basis for the above requirement.
- 6.48 Without the forthcoming information, the ecologist upholds their objection as it will not be possible to assess the impact of the proposal on ecology as a whole:
1. Insufficient ecology surveys, including an extended phase one survey, further bat surveys, and likely additional detailed surveys arising from the phase one (such as water vole, reptile, and otter);
 2. Insufficient information to demonstrate how the proposal to achieve net gains in biodiversity, particularly given the recent vegetation clearance that has taken place on the site;
 3. The absence of a Modular River Survey / MoRPh undertaken and subsequent report to gauge whether an acceptable net gain can/has been achieved for the affected stretch of chalk stream watercourse (a priority habitat) that potentially hosts valuable invertebrate species assemblages.
- 6.49 It is noted that the distributary channel with footbridge has been proposed to offer a benefit in the planning balance against the harm caused by proposed extension, but without evidence to support this contention, little if any weight can be given to such benefits. Moreover, implementation of the distributary channel with footbridge is not dependent on the implementation of the proposed extension.

Flood risk

- 6.50 Although the application site is located adjacent to the River Pang, and there are areas of elevated flood risk surrounding the site, the area of development itself lies within EA Flood Zone 1, which has the lowest probability of fluvial (river/coastal) flood risk. Neither the EA nor the Lead Local Flood Authority object on flood risk grounds.

Other Matters

- 6.51 The applicant submitted further photos to the Council on 04.02.2020. The case officer advised these pictures were of development which is not included in the application's description of development and so fall outside the scope of this application. The applicant agreed by email that these photos were not of development which formed part of this application. Therefore, the developments in these photos are not considered a part of this proposal. However, it has been noted that these developments were erected after permitted development rights were removed and so these have been carried out without the required planning permission. These unauthorised developments do not have any bearing on this recommendation.

7. Planning Balance and Conclusion

- 7.1 The proposal is not compliant policy C6 because the proposed does meet criteria (i) and (ii). The proposed extension represents a severe conflict with policy C6, and by extension the associated policies which provide for only appropriate limited development in the AONB open countryside. This conflict attracts substantial weight in the planning balance. The failure to respect the character and appearance of the area, and conserve the AONB also attracts great weight. The net impact on the heritage of the site is negative due to the harmful impact of the extension on River Barn.
- 7.2 Whilst not objectionable in their own respects, the new tributary and restoration of the old mill are not dependent on the proposed extension to the existing dwelling. The weight to be given to the benefits that the tributary and restoration of the old mill would bring are limited by comparison to the identified conflict and harm.
- 7.3 Ecological benefits have been promoted by the applicant as benefits to the proposal that can be weighed in the planning balance. Fundamentally, any ecological benefits that may arise from the works to the River Pang are not dependent upon the proposed extension. Furthermore, whilst there is no objection in principle to these works, insufficient information has been provided to demonstrate any benefits, or indeed that no harm would arise. Without the required ecological surveys, national policy is clear that planning permission should not be granted.
- 7.4 Consequently, these limited benefits are significantly and demonstrably outweighed by the policy conflict and significant harm the proposed extension would cause to the open countryside and AONB. The proposal would lead to an overly urbanised site which would be visible in the wider NWD AONB landscape. Therefore, this application should be recommended for refusal.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to REFUSE PLANNING PERMISSION for the reasons listed below.

Refusal Reasons

1. Development plan, character and appearance, AONB, heritage

The application site is located in open countryside within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). According to Core Strategy Policy ADPP1, development in West Berkshire will follow the existing settlement pattern, and only appropriate limited development in the countryside will be allowed. Core Strategy Policy ADPP5 recognises the sensitivity of the area as a national landscape designation.

In this context Policy C1 of the Housing Site Allocations (HSA) DPD states that there will be a presumption against new residential development outside of the settlement boundaries. Exceptions to this include extension of existing dwellings within the countryside, and policy C6 provides qualifying criteria for where extension of existing dwellings within the countryside will be permitted. The proposed development fails to comply with Policy C6 for the following reasons:

The size (particularly the scale, length and footprint) of the proposed extension is not subservient to the original (or existing) dwelling and is not considered to be designed in character with the existing dwelling. Therefore, the proposed development fails to comply with criteria (i).

The length and scale of the proposed extension unbalances the appearance of the original dwelling. The proposed extension would create a wing that would be out of proportion with the scale and character of this modest dwelling and would be visually dominant within the North Wessex Downs AONB. Therefore, the proposal has an adverse impact on the setting of the existing building and local rural character. The extension would have adverse impact on the original dwelling which is considered to be of historical interest and a non-designated heritage asset. The proposal would lead to visually dominant built form viewable from nearby public footpaths (Bucklebury 13/1 and Bucklebury 102/3) leading to adverse landscape and visual impacts within the AONB landscape. Therefore, the proposed development fails to comply with criteria (ii).

As the proposal fails to comply with Policy C6, by extension it fails to qualify as appropriate limited development in the countryside, contrary to the aforementioned policies as a whole. Owing to the identified adverse impacts, the proposals also fails to comply with the National Planning Policy Framework, Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026, and Policy C3 of the Housing Site Allocations DPD 2006-2026.

2. Insufficient information on ecology

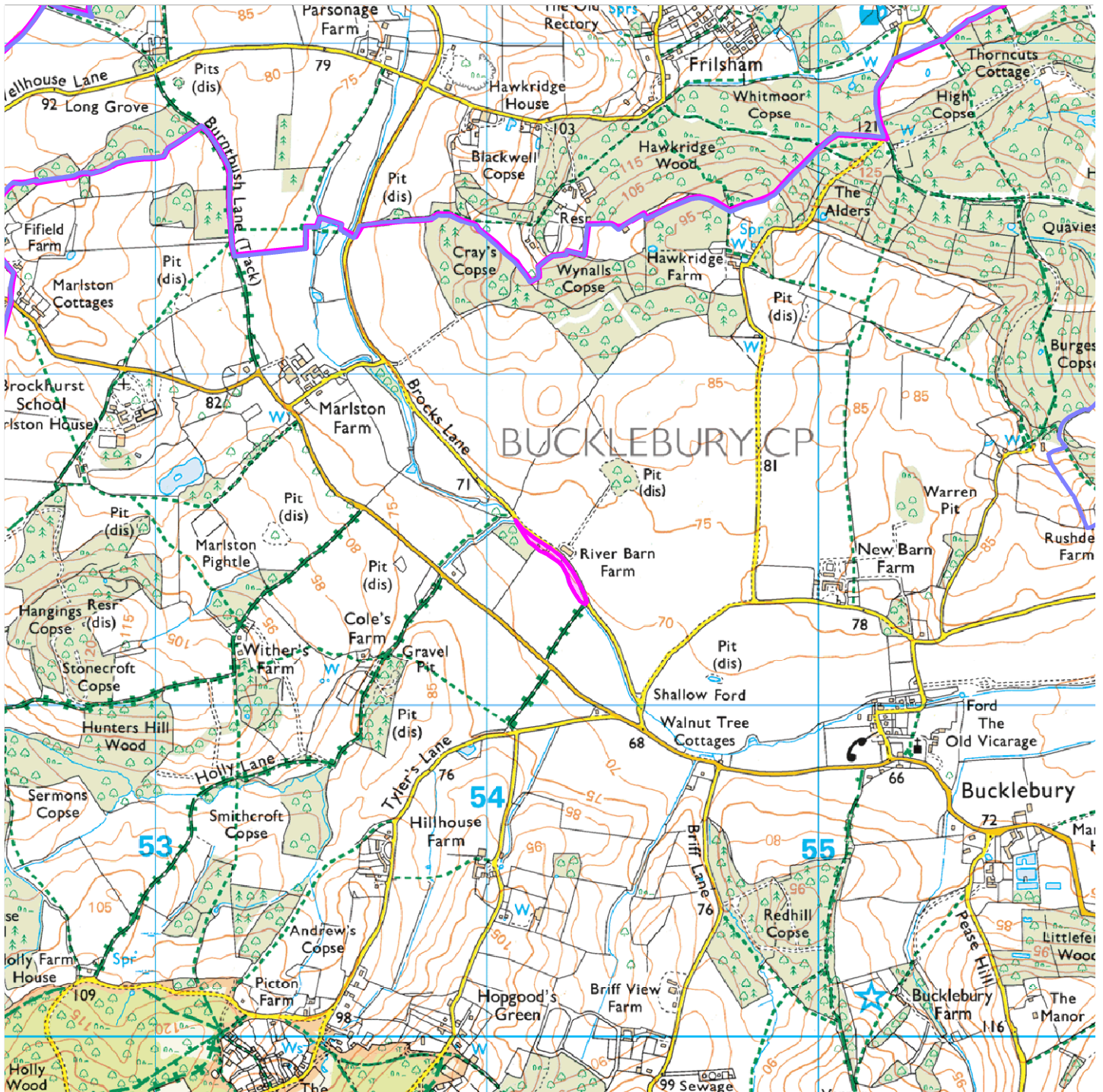
Insufficient information has been provided with respect to the ecological impacts of the development. Specifically:

- a) Insufficient ecology surveys have been submitted, including an extended phase one survey, further bat surveys, and likely additional detailed surveys arising from the phase one (such as water vole, reptile, and otter);
- b) Insufficient information to demonstrate how the proposal to achieve net gains in biodiversity, particularly given the recent vegetation clearance that has taken place on the site;
- c) The absence of a Modular River Survey / MoRPh undertaken and subsequent report to gauge whether an acceptable net gain can/has been

achieved for the affected stretch of chalk stream watercourse (a priority habitat) that potentially hosts valuable invertebrate species assemblages.

Accordingly, the application is contrary to the National Planning Policy Framework, Policy CS17 of the West Berkshire Core Strategy 2006-2026, Circular 06/2005 on Biodiversity and Geological Conservation, and the Wildlife and Countryside Act 1981.

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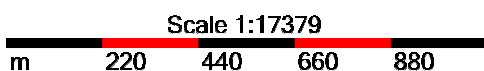
Map Centre Coordinates :

Scale : 1:17379

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	16 January 2020
SLA Number	0100024151



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Agenda Item 5.

Planning Appeal Decisions: Eastern Area November 2019 – January 2020

Appeal / Application	Site	LPA Decision	Appeal Decision	Decision Date
3231442 19/00020/FULD Written Reps	Land to the Rear of 378 London Road, London Road, Benham Hill, Thatcham, RG18 3AA Three one bedroom flats.	Delegated refusal	Dismissed	07/11/19
3234385 19/00221/FULD Written Reps	Glenvale Nurseries, Hungerford Lane, Bradfield Southend, Reading, RG7 6JH Demolition of Glenvale garden centre and replace with 1 detached dwelling, retaining the existing entrance onto Hungerford lane.	EAPC refusal (recommended for refusal)	Dismissed – full costs awarded against the appellant	14/11/19
3191683, 3213725, 3213726, 3213727 16/01240/OUTMAJ 16/01237/FUL 16/01238/FUL 16/01239/FUL Public Inquiry	Burghfield Sailing Club, Hangar Road, Sulhampstead, Reading, Berkshire Outline planning permission for up to 218 homes and associated development; linked with three non-determination appeals for the construction of culverts under the highway to enable flood alleviation.	Delegated refusal (outline) and non-determination (culverts)	Appeal withdrawn during inquiry – partial costs awarded against appellant	25/11/19
3232761 19/00778/OUTD Written Reps	Burford, Stanford Road, Bradfield Southend, Reading RG7 6HL Construction of a one and a half storey dwelling with a detached garage at land to the rear of Burford Cottage.	Delegated refusal	Dismissed	18/12/19
3230985, 3230982 19/00518/HOUSE 19/00519/LBC2 Written Reps	Old Thatch, Crookham Common Road, Brimpton, Reading, Berkshire, RG7 4PT Demolition of a 1960's single storey extension and erection of a single storey extension to rear of property.	Delegated refusals	Both appeals dismissed	18/12/19
3234841 18/03268/FULD Written Reps	Clairewood, Hampstead Norreys Road, Hermitage, Thatcham, RG18 9RZ Demolition of the existing single storey dwelling and garage and its replacement with two semi-detached dwellings. Included within the proposals are works to lift and thin the crown of TPO within the garden.	EAPC refusal (recommended for approval)	Allowed – costs application against the Council refused	02/01/20
3232623 18/02964/OUTD Written Reps	Wisteria Cottage, Bath Road, Midgham, Reading RG7 5UU Outline planning application for the erection of two detached dwellings on brownfield garden land surplus to requirements and less than half a hectare in size.	Delegated refusal	Dismissed	08/01/20

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