

Notice of Meeting



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Eastern Area Planning Committee Wednesday 13 May 2020 at 6.30pm

This meeting will be held in a virtual format in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020 (“the Regulations”).

Please note: As resolved at the Extraordinary Council meeting held on 29 April 2020, public speaking rights have been removed for virtual Council meetings. This right is replaced with the ability to make written submissions. Written submissions are limited to no more than 500 words and must be submitted to the Planning Team no later than midday on Monday 11 May 2020. Please e-mail your submission to planapps@westberks.gov.uk

The Council will be live streaming its meetings.

This meeting will be streamed live here: <https://www.westberks.gov.uk/easternareaplanninglive>

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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: Monday 4 May 2020

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

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

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148
Email: planapps@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 13 May 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



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To: Members and Substitutes of the Eastern Area Planning Committee

Agenda

Part I

Page No.

1. **Election of the Chairman**
To elect the Chairman of the Eastern Area Planning Committee for the 2020/21 Municipal Year.
 2. **Election of the Vice-Chairman**
To elect the Vice-Chairman of the Eastern Area Planning Committee for the 2020/21 Municipal Year.
 3. **Apologies**
To receive apologies for inability to attend the meeting.
 4. **Minutes** 5 - 16
To approve as a correct record the Minutes of the meeting of this Committee held on 11 March 2020.
 5. **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](#).
 6. **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: 20/00221/HOUSE - West Streatley House, High Street, Streatley** 17 - 26
- Proposal:** Demolition of side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house.
- Location:** West Streatley House, High Street, Streatley
- Applicant:** Anita Parratt c/o Maria Peralta, Project Design Studio Ltd
- Recommendation:** Delegate to the Head of Development and Planning to grant planning permission.



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- (2) **Application No. & Parish: 20/00222/LBC2 - West Streatley House, High Street, Streatley** 27 - 36
Proposal: Demolition of side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house.
Location: West Streatley House, High Street, Streatley
Applicant: Anita Parratt c/o Maria Peralta, Project Design Studio Ltd
Recommendation: Delegate to the Head of Development and Planning to grant listed building consent.
- (3) **Application No. & Parish: 19/02522/FUL - Church View Barn, Back Lane, Stanford Dingley** 37 - 52
Proposal: The demolition of the existing stable block and the construction of a three-bay replacement garage building with adjoining log store, alongside associated parking, access and landscaping works and the change of use of the land to a residential use.
Location: Church View Barn, Back Lane, Stanford Dingley, RG7 6LR
Applicant: Ms C Garbutt
Recommendation: Delegate to the Head of Development and Planning to grant planning permission.

Background Papers

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

Sarah Clarke
Service Director Strategy and Governance

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

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, 11 MARCH 2020

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

Also Present: Jessica Bailiss (Policy Officer (Executive Support)), Gareth Dowding (Principal Engineer), Bob Dray (Development Control Team Leader) and Sarah Melton (Senior Planning Officer)

PART I

41. Minutes

The Minutes of the meeting held on 19th February 2020 were approved as a true and correct record and signed by the Chairman, subject to the following amendment:

Page 8, Application No. & Parish: 19/02700/HOUSE – Clifton House, Upper Basildon, under the debate, sixth paragraph to read as follows:

Councillor Bridgman commented on the point made in the report that the roof lights that were in place on the second floor, although not shown on the plans for the previously approved applications, did not materially affect the appearance of the dwelling and planning permission would not have been required for them. He disagreed and submitted that, as discussed with Mr Dray earlier in the meeting, the previous planning permission made it explicitly clear that the roof lights did require planning permission and were not permitted development. He said that this application for dormer windows in a third storey was not acceptable. He seconded the proposal to refuse planning permission.

42. Declarations of Interest

There were no declarations of interest received.

43. Schedule of Planning Applications

(1) Application No. & Parish: 19/02333/FULD - Three Cliffs, Bere Court Road, Pangbourne, Reading, Berkshire

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 19/02333/FULD in respect of the retention of existing house, demolition of existing barn building and greenhouse. There would be a division of the plot to allow for the construction of a new family dwelling and double garage. There would be a double garage outbuilding for the existing house and associated works to the driveway.

Mr Bob Dray, Team Leader – Development Control, introduced the report and highlighted the following points:

- The site was located partly within the defined settlement boundary and partly outside the settlement boundary.

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- The previous application for the site had been for a large two storey house and had been dismissed at appeal on 20th June 2019. The main reasons for the dismissal were the impact on the character and appearance, and amenity.
- The current application had been referred by the Development Control Manager as the proposal was a departure from the Development Plan. It was only being recommended for approval because the Inspector had not objected to the previous development in principle.
- Officers were satisfied that issues relating to the character and appearance had been addressed in the new application.
- It was felt that objections regarding the previous application and any technical issues had been overcome. Officers felt that the application was justifiable in a way that did not undermine the Development Plan.
- In considering all elements of the application, Officers were recommending approval of the proposal.

In accordance with the Council's Constitution, Brenda Kerr Muir, Parish Council representative, Mike Milton, agent, and Councillor Gareth Hurley, Ward Member, addressed the Committee on this application.

Parish Council Representation:

Ms Brenda Kerr Muir in addressing the Committee raised the following points:

- She was representing Pangbourne Parish Council and declared that she had lived on the same road as the application site, only quarter of a mile away. She had met the applicant on one occasion ten years ago.
- Pangbourne Parish Council had not raised an objection to the application however, had raised a number of comments.
- Part of the site fell outside of the settlement boundary however, there was a clear question regarding where the historical village boundary laid.
- If the historical boundary was taken into account the whole of the site would be included within the boundary.
- The new application had been adapted to reflect changes following the previously submitted application, which was refused by the Planning Inspector.
- The Parish Council felt that it was a modest proposal for the site within the village of Pangbourne.
- Member Questions to the Parish Council:

Councillor Graham Pask queried the historical boundary Ms Kerr Muir was referring to and asked her to clarify if she was referring to the red line shown on the maps. Ms Kerr Muir confirmed that this was correct. Councillor Alan Law stated that what Ms Kerr Muir was referring to was a village boundary and not a settlement boundary. A village boundary was not a planning consideration. Councillor Pask attempted to further clarify the red line Ms Kerr Muir was referring to and queried if she had any local knowledge on this issue. Ms Kerr Muir stated that she was basing her information on what was stated in the Design Access Statement.

Councillor Law commented that he had looked back at the previous applications for the site. He noted that the previous application, which had been on the same footprint as the current application, had been objected to by the Parish Council. Councillor Law queried why the Parish Council were therefore no longer objecting to the application. Ms Kerr

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Muir explained that the membership of the Parish Council had changed following the Parish and Town Council Elections and as a result of this opinions had changed.

Agent's Representations:

Mr Mike Milton in addressing the Committee raised the following points:

- He was the architect who had been commissioned by the applicant who lived at Three Cliffs.
- The site was within the domestic curtilage, which was currently being used by the existing house as a garden area.
- The barn was used for domestic storage.
- The Planning Inspector had felt that the site was in an accessible location and that this was in line with Planning Policy CS1.
- The Planning Inspector had stated in their appeal decision that the proposal would offer an additional unit of windfall residential accommodation on garden land and in the context of local and national policy, sought to significantly boost the supply of housing.
- The proposal would create highly energy efficient accommodation.
- The previous application had been refused for the following reasons: height and scale; the visibility of the proposal from the road; and the impact on neighbouring properties. These issues had been resolved within the new application in Mr Milton's view.
- The proposed dwelling was proposed to stand exactly where the current barn building stood. It would however, have a slightly extended footprint.
- The driveway to the site would be altered as part of the proposal and landscaping would be undertaken so that the dwelling would not be visible from the road.
- Regarding the settlement boundary, Mr Milton commented that the red line represented the line of a previous fence and line of trees. Mr Milton felt that this would form a more natural line for the settlement boundary to follow.
- The existing barn was 110m² and the proposed dwelling would be 163m². The ridge height of the proposed dwelling would match the ridge height of the existing barn.
- Mr Milton confirmed that all trees would be retained and the materials used for the proposed dwelling would reflect that of the existing barn. The proposal would fit in with the distinctive woodland setting of the site.

Member Questions to the Agent:

Councillor Pask noted that Mr Milton had stated that the Planning Inspector had felt that the application was compliant with CS1 and queried where in the appeal decision Mr Milton was referring to. Mr Milton stated that he had said that the Planning Inspector had supported the principle of the development. Councillor Pask recalled that Mr Milton had specifically referred to compliance with Policy CS1 and further questioned him on this point. Councillor Law highlighted that the appeal decision clearly stated that the application would not comply with CS1. Councillor Pask concurred with this point. Mr Milton stated that what he should have said was that the Planning Inspector had found the location to be effectively compliant.

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Councillor Alan Macro referred to the woodland along the edge of the site and queried if this would be retained if approval was granted. Mr Milton stated that the domestic curtilage was very limited and the woodland fell outside of this.

Councillor Geoff Mayes noted that Mr Milton had stated that the dwelling would be highly efficient and asked for further detail on this point. Councillor Mayes also noted that section 6.14 referred to a standing seam metal for the roof and queried exactly what this was. Mr Milton confirmed that the frame would be made out of zinc metal which was non-ferrous. The phrase 'standing seam' referred to how the frame would be linked together. Councillor Mayes further queried if it would be linked to polystyrene and Mr Milton confirmed that it would not and that the insulation was below it.

Councillor Law stated that it was his understanding that the proposal would be on the same footprint as the previous application however, he asked Mr Milton to clarify this point. Mr Milton stated that the proposed ridge height would be the same as the existing barn. Regarding the footprint, the refused application had been of a similar width to the new application however, the neighbours would have been able to see the gable end and elevation. Within the new application the proposal had been relocated slightly to where the existing barn stood and this meant that the gable end would not be in view. Councillor Law noted that this had caused the proposal to fall outside of the settlement boundary.

Ward Member Representation:

Councillor Alan Law read out the following statement from the Ward Member, Councillor Gareth Hurley, who in addressing the Committee raised the following points:

- He was the Ward Member for Pangbourne and was acutely aware of his responsibility to represent the village and all its residents including securing the future viability of shops and businesses that attracted people and provided valuable jobs.
- Pangbourne was a village and there was not a desire for it to become a town.
- One of the contributing factors that had made Pangbourne so unique was the proximity of the River Thames, railway line and other confluences. These geographical features had helped constrain the footprint of the village, urban spread and helped to maintain the precious village settlement boundary.
- Continuous attempts had been made to breach or exceed the settlement boundary, often with detrimental consequences to the Area of Outstanding Natural Beauty (AONB), adjacent properties and flooding.
- Despite the planning recommendation from the Planning Officer the 'Settlement Boundary' was sacrosanct and should not be compromised.
- If approved the application would set a precedent for Pangbourne and the whole of West Berkshire. There were many developers waiting for the right time to submit their atrocious planning applications, albeit Pangbourne or any other ward.
- There was a formal process for identifying planning opportunities outside of the settlement boundaries and this needed to be adhered to.
- As Ward Member, Councillor Hurley strongly objected to the application on all points listed above but principally the settlement boundary. He urged all Committee Members to vote with the same conclusion.
- Member Questions to Officers
- Councillor Andy Williamson raised a query regarding how boundary lines were determined. Councillor Williamson also raised a query relating to measurements

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and that there seemed to be little information on this in the pack. Mr Dray referred to Councillor Williamson's question regarding how boundary lines were drawn. Boundary lines had been in place for many years however, they were last reviewed in 2012 under the Housing Site Allocation Development Planning Document (HSA DPD). There was a methodology, including a set of criteria in place, that had to be followed when drawing settlement boundaries and generally land lines were followed.

- Regarding measurements and square meterage, Mr Dray explained that the measurements to which Councillor Williamson referred were for replacement dwellings and extensions under the former policies for housing in the countryside. As such, there was a different policy context, and there had been a move away from the use of percentages. Councillor Williamson felt that some square foot measurements would have been helpful.

Councillor Pask referred to the map on page 39 of the agenda and noted that the settlement boundary seemed to follow the back garden line to the east and then cut across the garden. He queried if this was the right assumption and Mr Dray confirmed that this was correct.

Councillor Macro drew attention to paragraph five of the Planning Inspector's appeal report on page 32 of the agenda, which concluded the proposed dwelling would harm the character and appearance of the Area of Outstanding Natural Beauty (AONB). He asked if Mr Dray was confident that this matter had been overcome within the new application. Mr Dray explained that the previous proposal would have been clearly visible from the road. The current proposal would replace the existing barn building and therefore the visual impact from the road had been reduced in comparison to the previous proposal. The proposal would be not be bulkier than the existing barn building.

Councillor Macro asked Mr Dray if he was confident that the woodland would be retained if the application was approved. He was aware of the landscaping condition attached to the application however, he queried if this was strong enough to protect the woodland. Mr Dray stated that the area of trees that Councillor Macro was referring to would fall outside of residential use. The landscaping condition included was a standard condition. There was no planning obligation that stated that the area of trees must be retained. The landscaping condition would only last for five years. Councillor Macro queried if the landscaping condition could be extended beyond five years and Mr Dray commented that it was important that any conditions were reasonable and enforceable.

Councillor Williamson referred back to Councillor Pask's question which related to the map on page 39 of the agenda and queried if there was anything to show the total settlement boundary in relation to the garden. It was noted that there were further properties to the rear of the plot. Councillor Law highlighted that the settlement boundary went through the middle of the plot. Councillor Williamson questioned if the settlement boundary went through the middle of the plot or turned at a right angle. Mr Dray checked the policy maps that formed part of the background papers and highlighted that the boundary line cut through the middle of the garden belonging to Two Oaks.

Councillor Law referred to a statement made by one objector, in that West Berkshire Council must have had a clearly identified reason for locating the settlement boundary where it was. He stated that the Committee was often faced with applications where settlement boundaries fell through gardens and this was because gardens and fields moved.

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Debate:

Councillor Law introduced the debate by stating that he felt that the application was unusual. Weight had to be given to the Local Plan and also the Inspector's comments regarding the application. However, each site was different and on balance Planning Officers had expressed that they were satisfied with the proposal.

Councillor Pask noted that the architect had taken account of the Planning Inspector's comments and the application was an improvement compared to the previous application. However, any changes to settlement boundaries were subject to a process, which formed part of the local planning process.

(Councillor Jeremy Cottam arrived at 7.17pm however, did not take part in the discussion or vote on the item)

It had been confirmed that the red line shown on maps, was not a formal boundary and therefore was irrelevant. The planning application was outside of the settlement boundary. Councillor Pask had read the Planning Inspector's comments and stated that the Committee needed to consider if the application complied with the Council's planning policies. Members of the Committee were responsible for planning policies and therefore it was inappropriate to allow boundary lines to be exceeded. Councillor Pask felt that it would be irresponsible to 'drive a coach and horses' through policy CS1. The application was acceptable in that it was lower and less visible however, it was clearly against policy and Councillor Pask was proud to represent a policy led local authority. Paragraph 11 of the report acknowledged that the proposal would offer some modest benefits however, the Planning Inspector clearly stated that the proposal was against planning policy.

Councillor Pask was fearful that if the Committee approved the application it would set a precedent regarding settlement boundaries elsewhere in the district. If the Parish Council felt that the settlement boundary was not correct then there was a process that could be taken to change this. Councillor Pask proposed that the application be refused due to conflicting with planning policy. This proposal was seconded by Councillor Ross Mackinnon.

Councillor Macro echoed comments made by Councillor Pask regarding a precedent being set. If the application was approved there would be further applications wishing to exceed settlement boundaries.

Councillor Mackinnon stated that West Berkshire Council was a plan led authority and stressed that there was obviously a reason why proposals for the site were being refused. There needed to be strong reasoning to deviate from planning policy and Councillor Mackinnon did not feel the current proposal provided this.

The Chairman invited the Committee to vote on the proposal by Councillor Pask and seconded by Councillor Mackinnon. At the vote the motion was carried.

RESOLVED that the Head of Development and Planning be authorised to refuse planning permission for the following reason:

- The proposal was contrary to the housing policies of the development plan.

(2) Application No. & Parish: 19/02947/FULD - Maple Corner, Maple Lane, Upper Basildon, Reading

The Committee considered a report (Agenda Item 4(2)) concerning Planning Application 19/02947/FULD in respect of a new 4 bed dwelling to the side of Maple Corner including new access, hardstanding and landscaping.

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Ms Sarah Melton, Senior Planning Officer, introduced the report and highlighted the following points:

- The main consideration that was required was regarding the impact on the character and appearance of the area.
- Page 42 of the report provided details on a new access (1.8) that was included as part of the proposal. West Berkshire Council's Highways Department had raised no objections to the application (subject to planning conditions) and there were no concerns regarding the removal of trees and hedges that would be required along Aldworth Road, if the application was approved.
- Members had raised a number of queries at the site visit and details were included within the update report. Members had requested details of a previously refused application (Sykes Gardens). The application had been refused by the Local Planning Authority and dismissed by the Planning Inspectorate for reasons of highway safety relating to the access.
- Members had also been concerned that the site measurements did not accord with the measurements on the submitted plans. The case officer had manually carried out checks on the measurements on site and the query was also raised with the agent who had also confirmed the site measurements were correct. Further information was detailed in the update report.
- Apart from the Parish Council none of the statutory consultees had objected to the application.

In accordance with the Council's Constitution, Ms Anna Wakeman, objector, and Councillor Alan Law, Ward Member, addressed the committee on the application.

Objector Representations:

Ms Wakeman in addressing the Committee raised the following points:

- Ms Wakeman lived at Wellesley House, which was located behind the proposed cottage.
- Ms Wakeman was concerned about trees on the site and road safety.
- Highways had raised no objections to the proposal however, had not visited the site to carry out a road assessment.
- Aldworth Road had a speed limit of 30mph however, few drivers actually adhered to the speed limit and the site was located near to a blind corner. The road was dangerous for cyclists and horse riders.
- The proposed access would add to the danger of the blind bend.
- Number five Sykes Gardens had requested permission for an additional access in 2010 however, this had been refused because there was no area to turnaround. Ms Wakeman understood that changes had been made to the recent application however, in her view these did not address the issues the Highway's Officer had been trying to avoid in 2010.
- Objections had been raised by the Tree Officer and changes had been made to alleviate these concerns however, in Ms Wakeman's view virtually no changes had actually been made when comparing to the original plan.
- A large lime and oak tree would be largely impacted upon by the development. There was also a tree to the back of Wellesley House that would be at risk if the application was approved.

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- Ms Wakeman queried how these trees would be protected, as someone could quite easily move into the proposed dwelling and claim that the trees were dead and subsequently chop them down.
- The proposal would cause overdevelopment of the site, loss of light and also privacy.
- It would impact upon the open aspect of the area and would be built two metres from the boundary.
- If approved the view from 1 Sykes Gardens would be adversely impacted upon as it would look straight onto a brick wall.

Member Questions to the Objector:

Councillor Graham Pask noted that Ms Wakeman had implied that she did not feel the new application had changed sufficiently to not cause impact to trees on the site. The proposed dwelling was smaller than within the previous application. Councillor Pask queried which trees Ms Wakeman was concerned about. Ms Wakeman confirmed that she was concerned about the trees with Tree Preservation Orders (TPOs) to the back of the site and also the trees to the front of the site. The plan being discussed was, in Ms Wakeman's view, similar to the application initially rejected, apart from the property had been moved slightly.

Ms Wakeman stated that the impression that was being given was that an application for a larger dwelling was the one that had been previously rejected however, she stated that this application had not managed to proceed far along the process.

Councillor Ross Mackinnon noted that Ms Wakeman had felt that Officers had not conducted an adequate site visit and asked for further clarification on this point. Ms Wakeman stated that there was concern within the village regarding the danger of the road and that the access point was unsuitable. Councillor Mackinnon concluded then that Ms Wakeman was not happy with the conclusion reached by Officers rather than the process and Ms Wakeman confirmed that this was correct.

Ward Member Representation:

Councillor Alan Law in addressing the Committee raised the following points:

- Members who had attended the site visit would have noticed that most of Basildon was made up of various houses of different characters and shapes, from different time eras. The village was very varied.
- Councillor Law echoed concerns that had been raised about trees on the site. The trees stood out and formed part of the heart of the village. Councillor Law acknowledged that the Tree Officer was satisfied however, felt that the proposal was too close to the trees.
- Councillor Law echoed Ms Wakeman's concerns about Aldworth Road. He was however, only aware of one incident that had occurred near the site.
- The entrance to the site would be located on a blind bend however, the Highway's Officer was satisfied.
- To mitigate the dangers the traditional hedge could be removed or moved back two metres to improve visibility splays however, as seen elsewhere, this would change the character of the area to a more suburban one.
- Safety needed to be improved and therefore it was questionable whether the site was the appropriate area for the proposal.

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- Councillor Law highlighted that the Parish Council had strongly objected to the application.

Questions to Officers:

Councillor Graham Pask referred to concerns raised about the trees on the site however, the Tree Officer had raised no objections. He understood that the previous application had been for a larger property however asked for Officers to clarify this further. Ms Melton reported that the original scheme for the site was amended numerous times. A number of concerns had been raised by the Tree Officer however, amendments had been made to the application to reduce concerns. The Tree Officer had been concerned about root protection and the plan for the site had been amended to avoid putting roots at risk.

Councillor Andy Williamson referred back to comments made about number 5 Sykes Gardens. The Highway's Officer had objected to an additional access in 2010 however, seemed satisfied with the current scheme. Councillor Williamson asked Mr Gareth Dowding, Highway's Officer, to elaborate on this point. Mr Dowding explained that number 5 Sykes Gardens had already had an access and were requesting an additional area of hard standing for parking directly off the road. The current proposal was for a single access to a new single property and it complied with the visibility requirements. Councillor Law added that the 2010 application, if approved, would have required a vehicle to reverse out of the access as there was not room to turn a vehicle around. Mr Dowding confirmed that this was correct, a vehicle would have been required to reverse in and drive out or alternatively drive in and reverse out. This therefore highlighted a major difference between the two applications.

Councillor Williamson raised a further query regarding delivery vehicles that might park on the road outside the site. He queried if this were to happen, if it could cause problems for vehicles trying to get passed in terms of blocking the visibility at the junction. Gareth Dowding stated as there were no restrictions in place the Local Authority would not be able to stop vehicles parking on the road outside the site, including delivery vehicles. However, if approved a Construction Method Plan could be required to control the build and deliveries, as part of the construction process.

Councillor Alan Macro referred to the property at 1 Sykes Gardens, and it was acknowledged that this property had a ground floor kitchen. Councillor Macro queried how far the wall of the kitchen would be from the proposal. Ms Melton confirmed that this would be around five metres.

Councillor Pask referred to section 1.10 of the report on page 42 of the report and further queried the distance from property to property. Councillor Law stated that the distance to the fence had been looked into at the site visit and had been about 1.5 metres.

Councillor Royce Longton noted that the Highway's Officer had made a recommendation regarding the site without actually conducting a site visit and asked Officers to clarify this point. Mr Dowding reported that Highway's Officers undertook a visit where there was a need. If there had been any concern regarding the sight lines then there would have been a visit however, Mr Dowding was unable to confirm this point.

Councillor Jeremy Cottam noted the improved sight lines that would be implemented if the application was approved and queried if this would actually improve the safety of the road system in the area. Mr Dowding reported that there were two recorded accidents on the road in question however, these had not been in the location where the access would be located. The sight lines proposed would enable those using the access to have a view that was in line with Highway Standards. The application would have been assessed based on the speed limit in the area. Councillor Cottam further questioned if the

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application would be of benefit to the road system. Mr Dowding stated that the hedgerow would be removed which would open up the road and improve visibility. Whether it would improve the road system would require further investigation however, it would improve visibility along the road and in Mr Dowding's view improved visibility was a benefit.

Councillor Williamson asked if loss of light would be caused to nearby properties if the application was approved. Ms Melton reported that the proposal had been assessed in line with the relevant guidelines and it had not been concluded that this would be an issue. Councillor Williamson further questioned if there would be loss of light caused to neighbouring gardens. Mr Dray explained that sunlight and daylight was assessed when reviewing an application. Habitable rooms were given more weight than garden space when assessing loss of light to neighbouring properties. The application had been assessed in line with the relevant guidance. Mr Dray stated that there would likely be some impact to neighbouring gardens but this was not significant enough for Officers to recommend refusal of the application.

Councillor Law referred back to the highways concerns raised and noted that if there had been any doubt, a visit would have been made to the site by Highway Officers. He queried the process used by the Highways Department for assessing the site. Mr Dowding stated that if when viewing a site plan there was any uncertainty, then the first step would be to use Google. A decision would then be taken regarding whether a drive to the area was required.

Councillor Longton was concerned that the assessment undertaken by Highways was based on a 30mph speed restriction, when this was obviously not being adhered to. Mr Dowding reported that traffic management surveys suggested that traffic might sometimes travel faster than 30mph however, not excessively enough to increase the sight lines beyond the 30mph requirement.

Councillor Geoff Mayes asked Officers to clarify the red line shown on maps of the application site. Ms Melton reported that this was the application site line. Mr Dray further explained that this line referred to the settlement boundary, which followed the road. The hedgerow fell outside of this boundary.

Debate:

Councillor Alan Macro stated that he did not find the application favourable, mainly due to the road safety issues that had been highlighted. At the site visit, he had parked near to the proposed access and vehicles had travelled past at fast speeds. He however acknowledged that if the Highways Officer was satisfied, it would be difficult to go against this view. Councillor Macro was also concerned about the impact of the proposal on number 1 Sykes Gardens and the potential loss of trees and hedgerow. Number 1 Sykes Gardens would see a brick wall 4.8 metres away, which would have a detrimental impact.

Councillor Jo Stewart echoed Councillor Macro's concerns and struggled to see how the application site would be a comfortable area for anyone to live in. Councillor Stewart had parked near to the site and stated it had been particularly scary given the speed of the traffic passing by. Just because number 1 Sykes Gardens had an access in close proximity to the application site this did not mean it was suitable for another access. Councillor Stewart voiced that she was not supportive of the application and therefore proposed that the application should be refused. Councillor Pask seconded the proposal.

Councillor Pask stated that the proposal would be detrimental to the street scene due to the removal of the rural hedgerow. He was also concerned about the impact on neighbouring properties.

Councillor Pask commended the Planning Officer's report, which was comprehensive however, he was concerned about highway safety. In his view, it would be disingenuous

EASTERN AREA PLANNING COMMITTEE - 11 MARCH 2020 - MINUTES

to imply that the sight lines would improve visibility when exiting Maple Lane, looking to the right. Councillor Pask stressed that he was concerned about the removal of the long established hedge line and he was concerned that widening the road would cause traffic to travel faster. Due to the Highways and Tree Officers raising no objections to the proposal it would be difficult to refuse the application on these grounds. Councillor Pask however, felt that the application should be refused due to its detrimental impact on local amenity and neighbouring properties. Councillor Macro concurred that the application would cause overdevelopment of the site.

Councillor Jo Stewart added to her reasons for refusal the detrimental impact on the street scene. Mr Dray asked Members to clarify reason for refusal and the following were summarised: impact on the street scene; scale of the property; removal of a long established hedgerow; urbanising effect; the proposal would be overbearing and finally the impact on amenity.

The Chairman invited Members to vote on the proposal by Councillor Stewart, seconded by Councillor Pask. At the vote the motion was carried.

RESOLVED that the Head of Development and Planning be authorised to refuse planning permission for the following reasons:

- character and appearance (overdevelopment, street scene, loss of hedgerow), and;
- neighbouring amenity (overbearing effect).

44. Appeal Decisions relating to Eastern Area Planning

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

(The meeting commenced at 6.30pm and closed at 8.20pm)

CHAIRMAN

Date of Signature

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Agenda Item 6.(1)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/00221/HOUSE Streatley	27 th March 2020	Demolition of side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house. West Streatley House, High Street, Streatley Anita Parratt c/o Maria Peralta, Project Design Studio Ltd

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00221/HOUSE>

Recommendation Summary: Delegate to the Head of Development and Planning to grant planning permission.

Ward Member: Councillor Alan Law

Reason for Committee Determination: 11 representations received from 10 separate households

Committee Site Visit: Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

Contact Officer Details

Name: Lucinda Pinhorne-Smy
Job Title: Planning Officer
Tel No: 01635 519111
Email: Lucinda.Pinhorne-Smy1@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the demolition of an existing single storey side extension comprising a utility room, and the construction of a replacement single storey side extension to comprise a new utility room. The replacement utility extension will have similar proportions, however, it is intended that the design and detailing will be more in keeping with the architectural style of the main house.
- 1.2 The application site comprises a grade II listed building located on the south side of the High Street within the Streatley Conservation Area. Historically West Streatley House, Streatley House and East Streatley House comprised one large dwelling, and its original phase of construction dates back to the late 18th Century. The dwellings have, however, been sub-divided into three separate planning units prior to listing, in 1983. The dwellings at West Streatley House, Streatley House and East Streatley House collectively form a prominent feature in the street scene when viewed from the open meadow on the north side of the High Street. To the south the application benefits from a spacious garden bordering a private paddock and open countryside. The rear gardens to the south of the dwellings fronting the High Street have an enclosed and sylvan setting.
- 1.3 The proposed replacement single storey side extension would have similar proportions to the existing utility room, however, the most significant differences would be that the front elevation of the replacement extension would be set back 250mm further into the site in order to improve the relationship with the ground floor sash window in the side elevation of the original building; and the front roof pitch would be changed to 37 degrees in order to reflect the pitch of the main dwellinghouse. Other changes include smaller windows in the front elevation which are more in keeping with the proportions of the side extension, and the introduction of flat brick arches to reflect the window design of main dwelling. Whilst the existing extension is demolished the applicants intend to use this open side to construct the extensions approved under applications 19/01227/HOUSE and 19/01228/LBC2, before constructing the proposed replacement utility room.

2. Planning History

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

Application	Proposal	Decision / Date
20/00222/LBC2	The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house	Pending Consideration
19/01228/LBC2	Removal of existing conservatory and replacement with a single storey rear conservatory; single storey side / rear extension incorporating five hidden roof lights; internal alterations; terraced garden; the installation of 3 roof lights at second floor level; and the insertion of one new window to the existing side dormer	Approved 14.08.2019
19/01227/HOUSE	Removal of existing conservatory and replacement with a single storey rear conservatory; single storey side / rear	Approved 14.08.2019

	extension incorporating five hidden roof lights; terraced garden; the installation of 3 roof lights at second floor level; and the insertion of one new window to the existing side dormer	
19/00878/HOUSE	Single storey detached outbuilding comprising a double garage with attached carport and store and associated hardstanding	Approved 05.08.2020

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 notices were displayed on 6th February 2020 at the application site, the deadline for representations expired on 27th February 2020. In addition a public notice was displayed in the Newbury Weekly News on 6th February 2020.
- 3.3 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 of the application indicates the proposals would not increase the floorspace by more than 100 sq. m and as such the application is unlikely to 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.

Streatley Parish Council:	No objections returned by Streatley Parish Council; commented that would leave the legitimacy of demolishing and rebuilding part of a grade II listed building in order to facilitate previously approved extensions to the LPA.
Archaeological Officer:	No objections; low impact on features of archaeological significance. No conditions or informatives recommended.
Tree Officer:	No objections; no conditions or informatives recommended.

North Wessex Downs AONB:	No comments returned.
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Public representations

- 4.2 Representations have been received from 11 contributors, from 10 separate properties, objecting 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:
- Temporary access to the rear of the application site to construct extensions approved under applications 19/01227/HOUSE and 19/01228/LBC2 does not provide justification for demolition of part of a listed building (the applicant's access to the rear of the application site is not a planning issue);
 - The changes proposed to the side extension are sufficiently minor to not warrant the need to demolish and rebuild the existing extension, being primarily related to fenestration details;
 - Policy presumption against the grant of permission for development that would harm the special interest of a listed building;
 - If granted, the proposals would set a precedent for other similar forms of development, at the cost of demolishing parts of listed buildings;
 - Insufficient details provided for the internal works;
 - If the applicant builds the detached garage approved under application 19/00878/HOUSE whilst the side extension is removed this will result in a situation where the applicant has a garage and no access to it. A condition should therefore be included with the application stating that vehicular access is not allowed via Vicarage Road or the permission granted under application 19/00878/HOUSE should be withdrawn from the applicant;
 - Harmful impact of construction traffic and parking on the High Street, which already suffers from congestion and excessive on street parking.

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 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 2019-24
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Streatley Village Design Statement

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- The impact of the proposed replacement extension on the character and appearance of the host building;
- The impact of the proposed replacement extension on the visual amenities of the locality;
- The impact of the proposed replacement extension on the residential amenities of adjacent properties.

Principle of development

6.2 Core Strategy Policy ADPP1 provides a hierarchy of settlements within the district to ensure development follows the existing settlement pattern and delivers the spatial vision and objectives for West Berkshire. The hierarchy comprises defined urban areas, rural service centres and service villages. Below the settlement hierarchy, smaller villages with settlement boundaries, such as Streatley, are suitable only for limited infill development subject to the character and form of the settlement.

6.3 The application site comprises a grade II listed building within the defined settlement boundary of Streatley, inside the Streatley Conservation Area and North Wessex Downs Area of Outstanding Natural Beauty. Given the location within the settlement boundary of Streatley, the principle of a house extension is acceptable subject to compliance with the relevant adopted policies.

6.4 Policy ADPP5 of the Core Strategy requires, inter alia, 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, and the development should respond positively to the local context.

Character, appearance and heritage conservation

6.5 The House Extensions SPG states that any extension should be designed in relation to the whole street or group of surrounding buildings. The listed building at West Streatley House historically formed a single dwelling with Streatley House and East Streatley House. As a consequence the application site has a harmonious appearance with the scale, form and design of the adjoining buildings to the east. This relationship has been damaged somewhat by modern repointing of the building at West Streatley House, however, the application site continues to be read in the context of these neighbouring buildings. The more recent residential development to the west reflects the materials and design of the more historic properties along the High Street without competing with them.

6.6 The proposed replacement single storey side extension would continue to serve as a utility room and would have similar proportions and a similar design to the structure it

would replace. However, the removal of the structure and its replacement with a similar form of extension offers the opportunity to improve the relationship between the proposed single storey side extension and the host-building.

- 6.7 The Conservation and Design Officer has raised a number of less than satisfactory elements to the existing single storey side extension that the proposals would combat. Namely, the relationship with the ground-floor sash window in the west elevation, the boxed soffits, the finishing materials (including plastic guttering and machine made bricks) and the fenestration design and detailing. Whilst these specific aspects of the scheme and their impact on the grade II listed building are considered in more detail under application 20/00222/LBC2, the conclusion of the Conservation and Design Officer is that the proposed replacement extension would represent an enhancement to the listed building at West Streatley House.
- 6.8 Due to the similar proportions of the replacement side extension the proposals are not considered to reduce the existing degree of spaciousness at the application site and the resultant building is not considered to appear more intrusive in its setting. The design and fenestration detailing for the proposed replacement extension is considered to reflect more closely that of the host-dwelling. The pitch of the roof would more closely reflect the main roof of the host-dwelling, and the scale of the proposed replacement side extension would be clearly subservient. In addition, the degree to which the side extension is set back from the front boundary of the application site is considered to further ameliorate its impact on the street scene.

Neighbouring amenity

- 6.9 Whilst the proposed extension would be located close to the boundary with the neighbouring property at Charlwood House it would be no closer than the extension it replaces and is shown as being located wholly within the application site. Due to the similar dimensions and height of the proposed replacement structure the proposals are not considered to have any greater impact on the residential amenities of the adjacent properties, in terms of overdominance, obtrusiveness or loss of light.

Approved extensions and applicant's motivations

- 6.10 Whilst representations received in response to this application have stated that permission should not be forthcoming for the demolition of the existing single storey side extension so that access may be obtained to build the extensions approved under applications 19/01227/HOUSE and 19/01228/LBC2, the applicant's motivation for the proposed demolition and rebuilding of the side extension is not a material planning consideration. The replacement single storey side extension must be considered on its own merits against relevant adopted planning policies and the material considerations outlined in section 5.2 above. Neither can the garage, granted under application 19/00878/HOUSE, form part of the conditions if planning permission is to be forthcoming for the proposed replacement side extension.

Other matters

- 6.11 With regards to the concerns raised that the proposals would set a precedent for other similar forms of extension, it is an established planning principle that each case is assessed on its own merits. In response to the remaining objections not addressed in the assessment above, the information submitted with this application is considered to be sufficient for a full and proper assessment; whilst it is acknowledged that the High Street experiences a high degree of congestion and on-road parking, the application cannot be resisted on the grounds of construction traffic and parking, which would occur for limited period of time.

7. Planning Balance and Conclusion

- 7.1 Whilst there have been a number of objections to this application, it is considered the proposal for the demolition of the existing side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house is acceptable and can be secured by the use of conditions.
- 7.2 Having taken into account the relevant policy considerations and material considerations referred to above, it is considered that the development is acceptable and conditional approval is justifiable.

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 begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Approved plans**

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

1618-L04 (Block Plan), received 28th January 2020
1618-P31 (Existing Elevations), received 28th January 2020
1618-L01 (Location Plan), received 28th January 2020
1618-P30B (Proposed floor plans), received 10th March 2020
1618-P32C (Proposed Elevations), received 10th March 2020

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

3. **Samples**

No above ground development shall take place until samples and an accompanying schedule of all materials and finishes visible external to the building have been submitted to and approved in writing by the Local Planning Authority. All materials incorporated in the work shall match the approved samples.

Reason: To ensure that the materials are appropriate to the special qualities of the Conservation Area, and the setting of nearby listed buildings. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

4. **Rainwater goods**

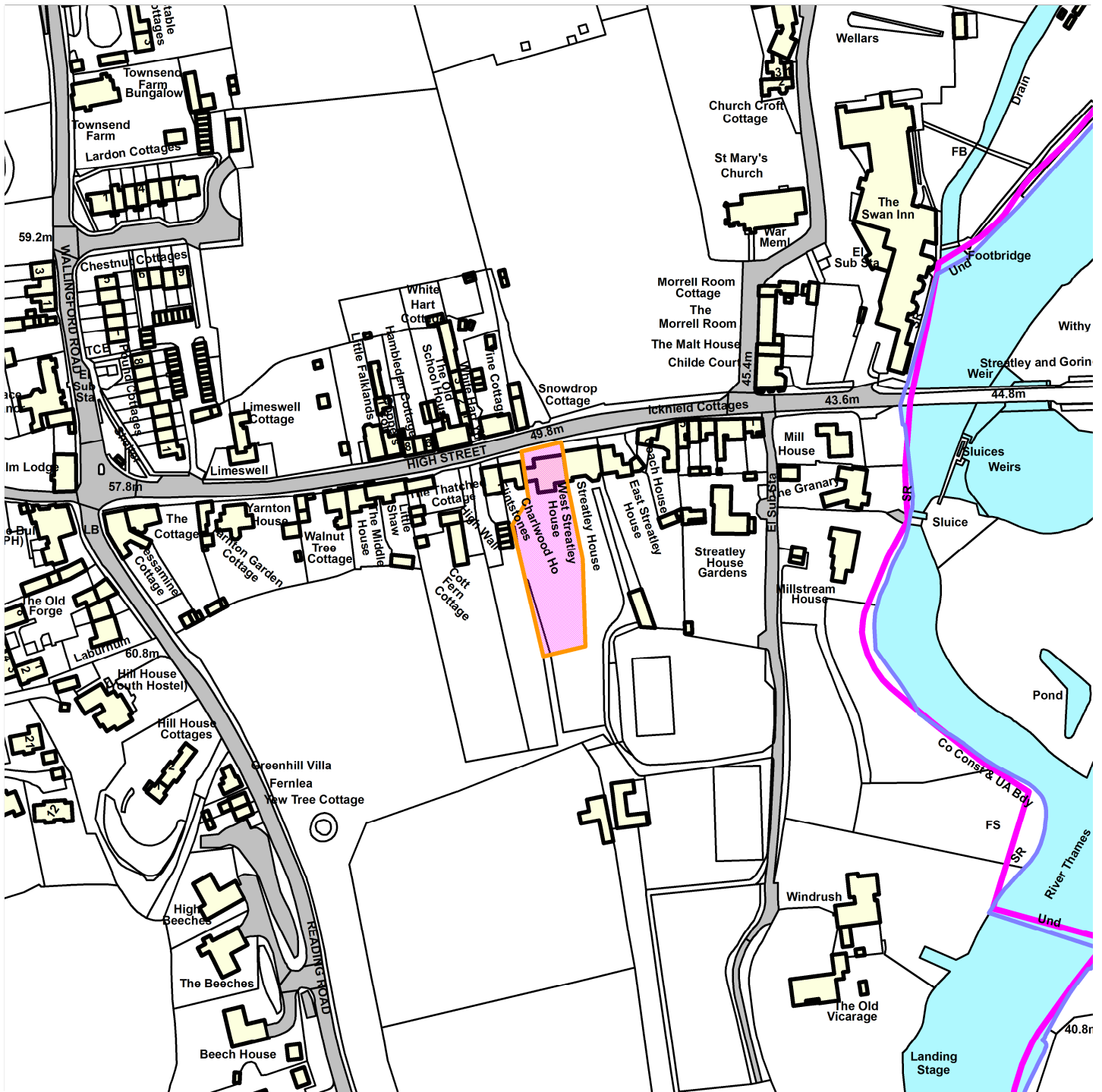
All new rainwater goods shall be cast iron painted to match the existing.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy

(2006-2026).

20/00221/HOUSE

West Streatley House, High Street, Streatley

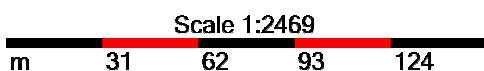


Map Centre Coordinates :

Scale : 1:2468

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	04 May 2020
SLA Number	0100024151

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Agenda Item 6.(2)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	20/00222/LBC2 Streatley	27 th March 2020	Demolition of side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house. West Streatley House, High Street, Streatley Anita Parratt c/o Maria Peralta, Project Design Studio Ltd

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00222/LBC2>

Recommendation Summary: Delegate to the Head of Development and Planning to grant listed building consent.

Ward Member: Councillor Alan Law

Reason for Committee Determination: 14 representations received from 12 separate households

Committee Site Visit: Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

Contact Officer Details

Name: Lucinda Pinhorne-Smy
Job Title: Planning Officer
Tel No: 01635 519111
Email: Lucinda.Pinhorne-Smy1@westberks.gov.uk

1. Introduction

- 1.1 This application seeks listed building consent for the demolition of an existing single storey side extension comprising a utility room, and the construction of a replacement single storey side extension to comprise a new utility room. The replacement utility extension will have similar proportions, however, it is intended that the design and detailing will be more in keeping with the architectural style of the main house.
- 1.2 The application site comprises a grade II listed building located on the south side of the High Street within the Streatley Conservation Area. Historically West Streatley House, Streatley House and East Streatley House comprised one large dwelling, and its original phase of construction dates back to the late 18th Century. The dwellings have, however, been sub-divided into three separate planning units prior to listing, in 1983. The dwellings at West Streatley House, Streatley House and East Streatley House collectively form a prominent feature in the street scene when viewed from the open meadow on the north side of the High Street. To the south the application benefits from a spacious garden bordering a private paddock and open countryside. The rear gardens to the south of the dwellings fronting the High Street have an enclosed and sylvan setting.
- 1.3 The proposed replacement single storey side extension would have similar proportions to the existing utility room, however, the most significant differences would be that the front elevation of the replacement extension would be set back 250mm further into the site in order to improve the relationship with the ground floor sash window in the side elevation of the original building; and the front roof pitch would be changed to 37 degrees in order to reflect the pitch of the main dwellinghouse. Other changes include smaller windows in the front elevation which are more in keeping with the proportions of the side extension, and the introduction of flat brick arches to reflect the window design of main dwelling. Whilst the existing extension is demolished the applicants intend to use this open side to construct the extensions approved under applications 19/01227/HOUSE and 19/01228/LBC2, before constructing the proposed replacement utility room.

2. Planning History

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

Application	Proposal	Decision / Date
20/00221/HOUSE	The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house	Pending Consideration
19/01228/LBC2	Removal of existing conservatory and replacement with a single storey rear conservatory; single storey side / rear extension incorporating five hidden roof lights; internal alterations; terraced garden; the installation of 3 roof lights at second floor level; and the insertion of one new window to the existing side dormer	Approved 14.08.2019
19/01227/HOUSE	Removal of existing conservatory and replacement with a single storey rear conservatory; single storey side / rear	Approved 14.08.2019

	extension incorporating five hidden roof lights; terraced garden; the installation of 3 roof lights at second floor level; and the insertion of one new window to the existing side dormer	
19/00878/HOUSE	Single storey detached outbuilding comprising a double garage with attached carport and store and associated hardstanding	Approved 05.08.2020

3. Procedural Matters

- 3.1 This listed building consent application is made under the provisions of the Planning (Listed Buildings and Conservation Area) Act 1990. In considering whether to grant listed building consent for any works the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.2 In large part the same heritage conservation considerations will apply as with planning applications. The Government's policy for the historic environment on deciding all such consents and permissions is set out in the National Planning Policy Framework (NPPF). The NPPF does not distinguish between the type of application being made. It is the significance of the heritage assets and the impact of the proposals that should determine the decision. Paragraph 193 of the NPPF says when considering the impact of a proposed development on the significance of a designated heritage asset (including conservation areas), great weight should be given to the asset's conservation. Consistent with the NPPF, Policy CS19 of the West Berkshire Core Strategy 2006-2026 states that particular regard will be given to the conservation and, where appropriate, enhancement of heritage assets and their setting. Consequently, the main issue is whether the proposal would preserve the special architectural and historical interest of the listed building and its setting.
- 3.3 A notice advertising the application was published in the Newbury Weekly News on 6th February 2020. A site notice was also displayed on 6th February 2020 to expire on 27th February 2020. The authority has therefore advertised the application in accordance with the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

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.

Streatley Parish Council:	No objections returned by Streatley Parish Council; commented that would leave the legitimacy of demolishing and rebuilding part of a grade II listed building in order to facilitate previously approved extensions to the LPA.
Historic	Do not wish to offer any comments.

England:	
Conservation and Design Officer:	<p>Initial comments returned by the Conservation and Design Officer identified the following elements of the existing single storey side extension, comprising a utility room, that are not sympathetic to the grade II listed host-building:</p> <ul style="list-style-type: none"> - Machine made bricks that fail to reflect the colour and texture of the handmade bricks used in the main building; - The sash windows are standard off-the-peg windows and appear rather squat in comparison with the proportions of the windows in the main house; - Poor junction between the eaves and the ground floor sash window (the gutter, soffit and flashing project beyond the existing reveal of the existing ground floor sash window); - Modern chunky boxed soffits; - Plastic guttering. <p>The Conservation and Design Officer therefore raised no objections to the principle of replacing the existing side extension with one that addresses the above issues. Notwithstanding the above, the Conservation and Design Officer raised concerns with regards with the scheme as originally submitted due to its eaves height and roof pitch, as well as the sash windows and junction with the existing sash window. In light of the initial comments returned by the Conservation and Design Officer the scheme has been amended to address the concerns raised. The Conservation and Design Officer considers the amended proposal would be an improvement over the existing extension and therefore represents an enhancement to the listed building.</p>

Public representations

- 4.2 Representations have been received from 14 contributors, from 12 separate properties, objecting 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:
- Requested if the application is to be approved that a condition is attached stating access to the new garage via Vicarage Lane is not permitted, or a condition withdrawing the extant permission for the garage is attached to any permission that may be forthcoming;
 - The proposed works are excessive and unnecessary;
 - The principal reason for the application is not valid (namely to facilitate access to construct the extensions approved under application 19/01227/HOUSE and 19/01228/LBC2) as WBC have been explicit in their determination of previous applications that access is not a relevant factor;

- Object to the principle of the demolition of part of the listed building given its protected status;
- Insufficient details provided for the internal works;
- Concern that granting the application would set a precedent that would invite other applications for demolition of part of a listed building to enable construction of new buildings which have received planning consent but cannot otherwise be accessed;
- Significant amount of additional traffic resulting from the building works will exacerbate existing traffic flow problems along the High Street and cause parking and highway safety issues.

5. Appraisal

5.1 The main issues for consideration in this application are:

- The impact of the proposals on the Listed Building

Historic building conservation

- 5.2 The Heritage Statement submitted with this application identifies the significance of the building at West Streatley House. The buildings historic interest derives in large part to its connection with the Morrell family and its relationship with Streatley House and East Streatley House, with the now three separate dwellings having once comprised a whole. The architectural design of the building is considered to be indicative of the period and displays “interesting features to the local streetscape”. The statement identifies that the wider setting of the listed building has changed little over time.
- 5.3 Paragraph 4.11 of the Heritage Statement identifies: *“the significance of West Streatley House is largely derived from its age, architectural form, and architectural detailing. The significance of the building has been eroded by unsympathetic conversions to both the side extension and the attic space. Bright repointing on the front elevation has given the house a more modern appearance and the dialogue with the adjacent Streatley house and the wider village suffers as a result.”*
- 5.4 Section 5 of the Heritage Statement considers the impact of the proposals on the listed building and Streatley Conservation Area. Paragraph 5.2 states: *“During the works modern fabric only will be removed, and any effect on the host building will be temporary with the proposals reinstating the extension, the existing outward appearance of West Streatley House and the Streatley Conservation Area to its present appearance upon completion on the works.”*
- 5.5 Whilst the general form of the existing utility extension is considered to be sympathetic to the main dwellinghouse, the Conservation and Design Officer has identified a number of elements of the existing structure that are not considered to be sufficiently sympathetic, including the facing bricks, the squat appearance of the sash windows, the poor junction between the eaves and the existing ground floor sash window, the modern chunky boxed soffits and the plastic guttering. In line with comments returned by the Conservation and Design Officer the scheme has been amended to ensure that the replacement extension secures an improvement to the existing utility extension present at the application site. As a consequence the Conservation and Design Officer is satisfied the amended scheme represents an enhancement to the listed building at West Streatley House.

- 5.6 The changes sought by the Conservation and Design Officer have resulted in windows that are in proportion with the extension and reflect the flat arch detailing over the existing sash windows of the main dwellinghouse. The replacement extension has also been set back 250mm so that the eaves line does not interfere with the existing ground floor sash window and the roof pitched has been amended to 37 degrees to reflect the main building.
- 5.7 Representations received have raised objections to the principle of the existing side extension being demolished in order to facilitate access for the construction of extensions and an outbuilding approved under applications 19/00878/HOUSE, 19/01227/HOUSE and 19/01228/LBC2. The Design and Access Statement submitted with this application states the justification for the works “to aid the access for the construction of the rear extension (19/01227/HOUSE and 19/01228/LBC2).” Great weight should be given to the conservation of designated heritage assets, irrespective of the level of any harm to its significance. Whilst any harm or loss of significance would require clear and convincing justification, and even less than substantial harm should be refused unless the public benefits outweigh the harm, paragraph 200 of the NPPF states that “proposals that preserve those elements of the setting that make a positive contribution to [heritage] asset (or which better reveal its significance) should be treated favourably.”
- 5.8 In this instance it is considered that the application has been amended in line with guidance provided by the Council’s Conservation and Design Officer and has adequately demonstrated that the proposals would not cause any harm, and would indeed enhance the listed building due to the changes made to the appearance of the replacement extension. Listed building consent could not be withheld on the basis that the proposals may facilitate access for earlier consented schemes to be built.
- 5.9 It is therefore not considered that a refusal of listed building consent could be not be substantiated, but that the enhancement to the listed building should attract great weight. It is considered that the proposal would preserve the special architectural and historical interest of the listed building and its setting.

6. Other Matters

- 6.1 Representations received in response to this application have raised a number of objections to the proposals not addressed in the main considerations above. The issue of precedent has been raised, however, as the proposed replacement utility extension is not considered to harm the character, appearance or setting of the listed building at West Streatley House, based on an assessment of its specific significance. If listed building consent were to be forthcoming it would not justify other inappropriate forms of development to listed buildings within the district.
- 6.2 A number of the representations reference the permission granted for a detached garage under application 19/00878/HOUSE. The Heritage Statement and Design and Access Statement submitted with this current application make clear that it is intended that the demolition of the existing utility will facilitate the construction of the rear extensions approved under applications 19/01227/HOUSE and 19/01228/LBC2, but are less clear whether it is intended to implement the permission granted under application 19/00878/HOUSE. However, whether this structure is built or not has no bearing on the acceptability of the proposed replacement utility extension. As previously discussed under the cover of application 19/00878/HOUSE it is possible for permission to be granted for works that without the appropriate third party permissions may never be implemented or used. In this instance, even if the garage approved under application 19/00878/HOUSE were to be constructed if access over third party land is not granted then it is possible that the building may never be used for its originally intended purpose,

however, this is not grounds on which to refuse listed building consent for the replacement utility room extension. The request for a condition relating to the garage access or revoking planning permission 19/00878/HOUSE would not fall within the scope of a listed building consent (but would also not meet the tests of Paragraph 56 of the NPPF for the planning permission).

- 6.3 Concerns have been raised that the proposals do not provide sufficient internal details. The existing utility extension dates from the mid-to late 1970s and as such comprises predominantly modern fabric. The principal areas of impact would be where the extension joins the listed building and the connectivity between the two areas. In this regard it is considered that sufficient details have been provided to render a full and proper assessment of the scheme with regards to the connection between the historic part of the listed building and its opening and connection to the modern extension.
- 6.4 It is acknowledged that Streatley High Street is a busy arterial road with heavy on-street parking, however, construction parking and traffic occurs for a temporary period of time and as such does not constitute grounds on which listed building consent could be withheld. In addition, the proposals would not increase the number of bedrooms at the application and as such, no intensification of use would occur.

7. Conclusion

- 7.1 Whilst there have been a number of objections to this application, it is considered the proposal for the demolition of the existing side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house is acceptable and can be secured by the use of conditions.
- 7.2 Having taken into account the significant of the listed building and the impacts of the proposal, it is concluded that the proposal would preserve the special architectural and historical interest of the listed building and its setting. As such, it is recommended that listed building consent is granted.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT LISTED BUILDING CONSENT subject to the conditions listed below.

Conditions

1. **Commencement of works**

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

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. **Approved plans**

This listed building consent relates only to work described on the following drawings:

1618-L04 (Block Plan), received 28th January 2020
1618-P31 (Existing Elevations), received 28th January 2020
1618-L01 (Location Plan), received 28th January 2020
1618-P30B (Proposed floor plans), received 10th March 2020
1618-P32C (Proposed Elevations), received 10th March 2020

The works shall be carried out in strict conformity with the approved plans and associated approved submitted information.

Reason: To clarify what has been approved under this consent in order to protect the special architectural or historic interest of the building.

3 Samples

No above ground development shall take place until samples and an accompanying schedule of all materials and finishes visible external to the building have been approved in writing by the Local Planning Authority. Samples shall be made available to be viewed at the site or by arrangement with the Planning Officer. All materials incorporated in the work shall match the approved samples.

Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

4 Rainwater goods

All new rainwater goods shall be cast iron painted to match the existing.

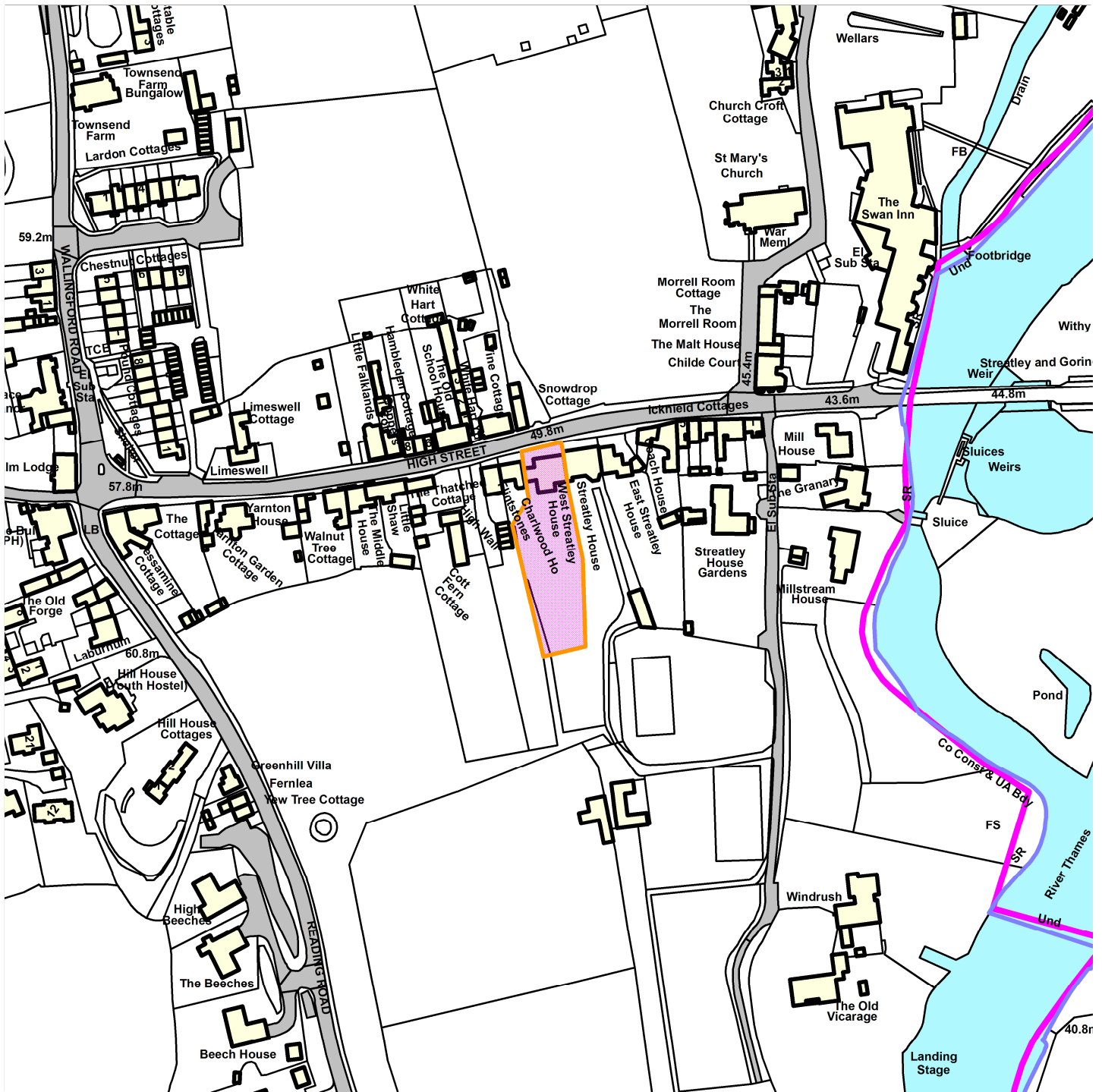
Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

5 Making good

All works of making good and repair to the retained fabric, whether internal or external, shall be finished to match original/adjacent work with regard to the methods used and to materials, colours, textures and profiles.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

West Streatley House, High Street, Streatley

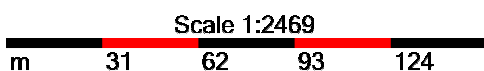


Map Centre Coordinates :

Scale : 1:2468

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	04 May 2020
SLA Number	0100024151

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Agenda Item 6.(3)

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(3)	19/02522/FUL Stanford Dingley	25 th December 2019	The demolition of the existing stable block and the construction of a three-bay replacement garage building with adjoining log store, alongside associated parking, access and landscaping works and the change of use of the land to a residential use. Church View Barn, Back Lane, Stanford Dingley, RG7 6LR Ms C Garbutt

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02522/FUL>

Recommendation Summary: Delegate to the Head of Development and Planning to grant planning permission.

Ward Member: Councillor Graham Pask

Reason for Committee Determination: 11 objection letters received

Committee Site Visit: Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

Contact Officer Details

Name: Cheyanne Kirby

Job Title: Planning Officer

Tel No: 01635 519111

Email: Cheyanne.Kirby@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the demolition of an existing stable block and the construction of a three-bay replacement garage building with adjoining log store, alongside associated parking, access and landscaping works and the change of use of land to a residential use.
- 1.2 The application site lies outside of any defined settlement boundary, and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site currently consists of a relatively new build dwelling, which was granted planning permission as a replacement dwelling in 2008. The site currently has two accesses from Back Lane, one serves the main house the other serves the existing stable block located to the west of the dwelling. The land to the west of the house is laid to lawn. The western and southern boundaries are marked by hedges with trees, with a row of houses adjacent to the site to the west. The northern boundary is marked by a hedge alongside Back Lane, with two detached dwellings situated on the opposite side of the road. The host dwelling sits to the east of the proposed building, beyond which the boundary is marked by post and rail fencing which leads onto open fields.
- 1.3 The proposal includes the proposed change of use of the land to the west of the house from equestrian to residential; this land has historically been unlawfully used as garden for Church View Barn, and so its inclusion within the application seeks to regularise the existing arrangement.
- 1.4 The proposal also includes associated works to create a new parking area in front of the garage building, including new timber field style gate, the removal of the existing entrance to the east to be replaced with a new timber pedestrian gate, and additional landscaping.
- 1.5 During the application process, planning officers raised concerns with the impact of the proposed building in close proximity to the western boundary of the site, both in terms of the impact on neighbouring amenity, and because the layout of the building was not considered to be well related to the existing house. Amended plans were received on 18th February 2020 which moved the garage away from the boundary to where the existing stables are located. In the revised proposals the building occupies the same general position as the existing stables but with a larger footprint. Re-consultation has been carried out , and the decision is to be based on these amended plans.

2. Planning History

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

Application	Proposal	Decision / Date
07/02705/FUL	Demolition of existing dwelling and outbuildings. Erection of three bedroomed dwelling with double garage.	Approved 08.02.2008
11/02650/HOUSE	Stable Block. (Two stables and tack room). Balcony to two bedrooms.	Approved 23.03.2012
18/02056/HOUSE	Conversion of garage to habitable accommodation. Replacement of existing doors with new glazed doors to match	Approved 12.10.2018

	existing doors on the property.	
19/01483/HOUSE	Demolition of existing stable block and construction of a three bay replacement garage with adjoining log store, alongside associated parking, access and landscaping works.	Unable to determine 22.07.2019

- 2.2 As set out above, Church View Barn is a replacement dwelling that was granted planning permission in 2008. A subsequent householder application for a stable block was permitted in 2012, and the conversion of the integral garage to habitable accommodation was permitted in 2018.
- 2.3 Application 19/01483/HOUSE sought planning permission for a similar three bay garage in the north western corner of the site. However, after validation it was ascertained that the application could not be determined as householder development because of the required change of use.

3. Procedural Matters

- 3.1 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 A site notice was displayed on 28th November 2019 at the entrance to the site; the deadline for representations expired on 19th December 2019.
- 3.3 Following the receipt of amended plans further consultation took place on 19th February 2020 with consultees and third parties who had made representations during the original consultation.
- 3.4 Based on the CIL PAIRR form, it appears that the development is not 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.

Stanford Dingley Parish Council:	<p><u>Original plans: object</u></p> <p>Stanford Dingley Parish Council (SDPC) welcomes the changes made to this application since it was last put forward; the hipped roof line, the reduced roof height and the relocated log store are all positive steps, however, SDPC objects to this application on the following grounds:</p>
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	<ol style="list-style-type: none"> 1. SDPC does not believe that sufficient progress has been made to mitigate the visual impact of the size of the proposed building, its bulk, mass and height. 2. SDPC believes more can be done by better siting of the development further away from the road (as per permission granted against 11/02650), and that the roof height can be further reduced by looking at materials and levels. 3. SDPC also believes a two bay garage would be more consistent with the integral garaging recently repurposed in the main dwelling. 4. One of the most important aspects of our Village Design Statement is the protection sought against development of the green spaces that flow into the village from the countryside and the visual amenity they give. These green spaces between buildings are a defining characteristic of the village. 5. If Change of Use from equine/agricultural to residential curtilage paves the way to development of these green spaces SDPC strongly objects to this application. <p>Summarizing, SDPC does not object to a two-bay garage development, in principle, provided it is of quality, scale, height and positioning consistent with the buildings and community within this part of the village. It is SDPC's view the current application fails to meet these criteria.</p> <p><u>Amended plans: No objection</u></p> <p>Stanford Dingley Parish Council met on Monday 2nd March and concluded that they had no objection to make on planning application 19/02522/FUL for Church View Barn, Back Lane, Stanford Dingley.</p>
Highways Authority:	<p>No objection subject to condition.</p> <p>Comments apply to both original and amended plans.</p>
Tree Officer:	<p>No tree protection orders and outside any conservation area.</p> <p>No objections. Due to the presence of two hedges and an offsite Ash tree, recommend that a tree protection precautions informative note is added to the decision notice.</p> <p>Comments apply to both original and amended plans.</p>
Conservation Officer:	<p><u>Application 19/01483/HOUSE (undetermined)</u></p> <p>I would tend to agree with objections raised to this application, including those made by the Parish Council (including reference to the Stanford Dingley Village Design Statement).</p> <p>Whilst not in the Stanford Dingley Conservation Area, and not strictly within the immediate setting of the grade II listed Chalk Pit</p>

	<p>Cottage to the east of the site, it is sufficiently close to it terms of street view. The proposed garage will represent a prominent and dominant feature at the front of the plot and in the street scene because it is on higher ground than Back Lane, and will reduce the openness of this entrance to the village and that of the AONB in which it is situated, also competing with Chalk Pit cottage in terms of street view.</p> <p><u>Original plans</u></p> <p>Essentially, the current application seeks to reduce the impact of the previously submitted proposals, largely by alterations to roof slopes, but despite these improvements, would still tend to support the latest comments made by Stanford Dingley Parish Council.</p> <p>It is noted that the proposals include the demolition of an existing (not very old) stable block, which raises the question as to whether this could be converted or re-built to provide the required garaging/log store, which would be more appropriate in terms of retaining the character of the site and surroundings, including properties in Back Lane.</p> <p><u>Amended plans</u></p> <p>This addresses previously raised concerns (and I see that the Parish Council is not now objecting).</p>
Ecologist:	No response
Lead Local Flood Authority:	No response
North Wessex Downs AONB:	No response

Public representations

- 4.2 Representations have been received from 11 contributors, all of which objected to the original plans. No representations have been received in response to the re-consultation on the amended plans.
- 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:
- Object to the change of use of land from equestrian to residential
 - Not in accordance with the Parish Design Statement
 - Impact on listed building
 - Impact on AONB
 - Impact of parking area on neighbouring dwellings
 - Size and bulk of the outbuilding
 - Increase in noise and light

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, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C6, C8 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS.5 and OVS.6 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 2019-24
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Stanford Dingley Parish Design Statement (2010)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- Character and appearance
- Extension of curtilage
- Historic environment
- Neighbouring amenity
- Environmental impacts – trees and ecology

Principle of development

6.2 Policy ADPP1 of the Core Strategy states that development in West Berkshire will follow the existing settlement pattern, and that only appropriate limited development in the countryside (outside of the identified settlement boundaries) will be allowed. 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, and that development should respond positively to the local context.

6.3 In this context, Policy C1 gives a presumption against new residential development outside of the settlement boundaries, subject to a number of exceptions. One of these listed exceptions is the extension of existing dwellings. Policy C6 provides a presumption in favour of proposals for the extension of existing permanent dwellings subject to a number of criteria:

- 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.

6.4 Compliance with these criteria depends on the detailed design of the proposal, which is assessed below. Overall, it is considered that the proposal complies with these criteria individually, and the policy as a whole. The principle of development is therefore considered acceptable in accordance with the relevant planning policies.

Character and appearance

6.5 In addition to the specific criteria set out in Policy C6, the development plan includes general design policies which similarly have similar requirements. Policy ADPP5 (AONB) states that ‘development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB’. Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Policy CS19 seeks to ensure the conservation and enhancement of the diversity and local distinctiveness of the landscape character of the district. Particular regard will be given to the sensitivity of the area to change, and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

6.6 The sensitivity of the application site is considered to be high because of its location within a dispersed rural settlement within the AONB, a short distance from the designated Conservation Area. The Stanford Dingley Parish Design Statement recommends that *“new building garages are sited in discreet locations such as to the side or rear of the house. They should be in keeping with the scale of the main building they are associated with. Garages should relate to the style of the main building and materials used should match and reflect those of the existing building. Garages should have pitched roofs, and timber framed barn type buildings are encouraged.”*

6.7 The outbuilding seeks to replace the existing stable block. The comparative dimensions are set out in the table below. This demonstrates that the proposed outbuilding will be larger than the existing stable block that it will replace, but not significantly so.

Dimensions	Existing stable block (to be demolished)	Proposed building
Length	9.1 metres	9.56 metres
Depth	3.6 metres (4.4 metres including overhang)	5.6 metres
Eaves height	2.23 metres	2.1 metres
Ridge height	2.85 metres	3.6 metres

6.8 The footprint of the proposed building would be significantly smaller than the footprint of the host dwelling, and the ridge height would be lower. It would therefore be subordinate in scale to the host dwelling. It is considered that its design and close proximity to the host dwelling gives an appearance of an ancillary outbuilding. It would use similar materials. Overall, it is considered to be subservient to the original dwelling and be in character with the existing dwelling, in accordance with criteria i and iii of Policy C6.

6.9 It is recognised that the existing dwelling itself is a replacement dwelling that was double the size of the former house (108% increase in floor space according to application report). In applying the criteria of Policy C6, the degree to which the building is

subservient should be judged from the existing original dwelling (i.e. that permitted in 2008). The increase in built form from the former dwelling is capable of being a material consideration in the wider assessment of the scheme, but in this instance it is considered that the scale of the proposed building is acceptable in context. Regard has been given to the demolition of the existing stable block in making this judgement.

- 6.10 Under the revised scheme, the proposed building sited close to the built footprint of the property. The site and it's immediately vicinity are party characterised by substantial detached dwellings. The proposed building would respect this character, and would not appear out of place in the context of existing built form. It is therefore considered to be well related to the host dwelling, consistent with criterion ii of Policy C6 in that respect.
- 6.11 The plans show that the established hedge located to the front boundary will be retained with further trees planted along the boundary for further screening, which will help soften the impact of the development on the street scene. It is considered necessary and reasonable to apply a condition requiring the prior approval and implementation of a landscaping scheme for the land adjacent to the development given that the building is, of itself, a significant size and visible from the road.
- 6.12 Dark night skies are a special characteristic of the AONB. It is considered that the development would increase the likelihood that the occupiers of the dwelling would seek to install external lighting. It is considered necessary and reasonable to control any external lighting by way of condition.
- 6.13 Overall, the proposed building is considered to be a subservient, relatively low key building that is well related to the host dwelling and would respect the character and appearance of the area. It is considered that the proposal complies with the guidance in the Parish Design Statement, and is in accordance with the aforementioned policies.

Extension of curtilage

- 6.14 The proposal includes change of use of the land to the west of the dwelling from equestrian to residential. Paragraphs 4.61 and 4.62 of the HSA DPD explain that the inclusion of existing non-residential land used for agriculture, woodland or other rural uses can have a considerable visual impact on the local character of a rural area and the wider landscape, due to the urbanising effect of the change in use. Land previously used for agriculture or equestrian purposes has a different character to that of residential gardens and garage spaces. The way the boundaries are treated has an impact. The erection of two metre high timber fences may be appropriate in an urban setting but, in a rural environment where many boundaries are marked out by simple post and rail fences or hedgerows, they can stand out in the landscape and would not be acceptable.
- 6.15 Therefore, in the context of allowing only appropriate limited development in the countryside, Policy C8 states that extensions to existing residential curtilages will only be permitted where it can be shown that there is no adverse impact on the character and local distinctiveness of the rural area, the setting of the property within the wider landscape or encroachment on the rural area, public footpaths and on the amenity of local residents. Proposals will be considered where:
- i. It is required to provide parking in the interests of highway safety;
 - ii. To realign a garden boundary or extend a garden to achieve a similar level of provision to other dwellings in the immediate area.
- 6.16 Applications must be accompanied by details showing that:

- i. The boundary treatment of the extended curtilage is appropriate for the site and its rural surroundings.
 - ii. All new hard surfacing, ground moulding or landscaping are in character with the surrounding area.
 - iii. The forming of any new entrances or gateways, complete with visibility splays, do not result in the significant loss of landscape features or harm the character of the rural highway.
- 6.17 The proposed addition to the curtilage is not required to provide parking in the interests of highway safety. The additional garden is also not considered necessary to achieve a similar level of provision to other dwellings in the immediate area; although the existing lawful garden of Church View Barn is relatively small for the substantial building, it is adequate for outdoor amenity purposes when judged against the Council's adopted Quality Design SPD, it appears that the existing parking area may/could be turned into garden under the proposals, and the extended garden would be larger than the gardens of surrounding properties. Consequently the proposal is considered to conflict with Policy C8 because the curtilage extension does not fall within either of the two scenarios that would be considered.
- 6.18 In terms of the impact of the change of use, this area of land is situated between the host dwelling and neighbouring houses to the west, and therefore does not encroach into open countryside in the way that an extension to the east or south would. Nevertheless, open land such as paddocks amongst the built form of rural settlements can positively contribute to the rural character of an area, and the sporadic nature of development in the north of Stanford Dingley is locally distinctive. This is recognised in paragraph 4.3 of the Stanford Dingley Parish Design Statement which states: *"The distinctive rural character and open structure of the village is dependent on the views of the surrounding countryside which are obtained through gaps in the development. These open spaces give views to paddocks, watermeadow and woodland beyond. These gaps in the development are a distinctive feature of the parish and help define its rural character and appearance."* In its current unauthorised use as a garden it is open and laid to grass, such that it does not detract from this character. The natural boundaries also ensure it respects the character of the area. Consequently, whilst the proposal conflicts with Policy C8, it is recognised that the level of harm to the rural character of the area may be limited.
- 6.19 Notwithstanding the above, Section 171B(3) of the Town and Country Planning Act 1990 provides that where there has been a breach of planning control such as the unlawful change of use of equestrian land to residential, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach. Under Section 191 of the Act, a person could in such circumstances apply to render the unauthorised change of use lawful by way of a Certificate of Lawfulness.
- 6.20 Aerial images show from 2010, 2012, 2014, 2017 and 2018 indicate that the land has continuously been used as garden for a period of at least ten years. The land is visibly being used as garden within photographs taken by Council Officers in 2008. This is further corroborated by a representation letter than makes reference to it being used as garden land for ten years. Given that the evidence is consistent and unambiguous, it is considered that the historical use of the land as garden would mean that it is immune from enforcement action, and therefore could be made lawful through a Certificate of Lawfulness.
- 6.21 This is considered to be a material consideration of particular significance in terms of this issue. If planning permission is granted, conditions could be applied to restrict permitted development rights for domestic outbuildings on the land, and for fences, walls

or other means of enclosure in, or, or around the land. It would therefore enable to the Council to control to openness of this land and prevent urbanising forms of boundary treatment in the future. In the circumstances of this case, this is considered sufficient to justify permitting the change of use through this application despite the conflict with Policy C8.

Historic environment

6.22 The application site is located approximately 130 metres to the north of the Stanford Dingley Conservation Area, and opposite the grade II listed Chalk Pit Cottage to the north. The Conservation Officer raised objections to previous iterations of the proposal, both under application 19/02522/HOUSE (which could not be determined as a householder because of the proposed change of use) and the original plans. This objection was withdrawn to the revised scheme. The proposed development is not considered to have a materially adverse effect on the setting of either designated heritage asset.

Neighbouring amenity

6.23 According to Policy CS14, new development must make a positive contribution to the quality of life in West Berkshire. The Council's adopted Quality Design SPD and House Extensions SPG outline key factors to consider in terms of the potential impact on neighbouring living conditions.

6.24 It is considered that there will be no significant impact on neighbouring amenity due to the distance and location of the proposals in relation to neighbouring properties, as the dwelling is located in a very large rural plot.

Environmental impacts

6.25 The proposed building would be located close to the vegetated northern boundary, and there are a number of trees around the boundaries of the site. The Tree Officer raises no objection to the application, but recommends an informative.

6.26 Owing to the nature and scale of the development, and the nature of the site, there are no concerns with local biodiversity.

7. Planning Balance and Conclusion

7.1 Having taken account of the aforementioned planning policies and the relevant material considerations, it is considered that the development proposed is acceptable and conditional planning permission is justified. As such, the application is recommended for 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 begun before the expiration of three

years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Approved plans**

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

Site Location Plan JT-0090-L06 received 30th October 2019;
Proposed gates elevations JT-0090-L15 received 1st November 2019;
Proposed Layout Plan JT-0090-L08 Rev C received 18th February 2020;
Plan & Elevation of Proposed Garage JT-0090-L10 Rev C received 18th February 2020;
Roof Plan of Proposed Garage JT-0090-L14 Rev A received 18th February 2020.

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

3. **Materials as specified**

The materials to be used in the development hereby permitted shall be as specified on the 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 and appearance. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Quality Design SPD (Part 2, June 2006), and House Extensions SPG 04/2 (July 2004).

4. **Hours of work**

No demolition or construction works shall take place outside the following hours:
7:30am to 6:00pm Mondays to Fridays;
8:30am to 1:00pm Saturdays;
No work shall be carried out at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

5. **Parking and turning**

The building hereby permitted shall not be brought into use until the vehicle parking and turning areas have been provided in accordance with the approved plans. The parking shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006 - 2026), Policy P1 of the West Berkshire HSA DPD (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. **Landscaping**

The building hereby permitted shall not be brought into use until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local

Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations / first occupation of the new dwelling (whichever occurs first). 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.

Reason: A comprehensive soft landscaping scheme is an essential element in the detailed design of the development, and is therefore necessary to ensure the development achieves a high standard of design. These details must be approved before the dwellings are occupied because insufficient information has been submitted with the application, and it is necessary to ensure that the scheme is of a high standard. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), the Stanford Dingley PDS, and Quality Design SPD.

7. Ancillary use

The building hereby permitted shall not be used at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling known as Church View Barn.

Reason: To limit the future use of the building to prevent uses which would not be ancillary or incidental to the main dwelling. This condition is applied in the interests of preventing a change of use which would result in an unsustainable pattern of development, and detract from neighbouring and local amenity. This condition is applied in accordance with Policies ADPP1, ADPP5, CS1, CS13, CS14, CS19 of the West Berkshire Core Strategy 2006-2026, Policies C1, C3 and C6 of the Housing Site Allocations DPD 2006-2026, WBC Quality Design SPD (2006), and WBC House Extensions SPG (2004).

8. External lighting

No external lighting shall be installed to the building hereby permitted, or within the land hereby subject to a change of use, unless details have first been submitted to and approved in writing by the Local Planning Authority. No external lighting shall be installed except in accordance with the approved details.

Reason: To protect the dark night skies special characteristic of the North Wessex Downs AONB. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy, and the North Wessex Downs AONB Management Plan 2019-24.

9. Restriction of permitted development rights: fences etc

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no gate, fence, wall or other means of enclosure which would otherwise be permitted by Schedule 2, Part 2, Class A of that Order shall be erected or constructed in, on or around the land hereby permitted a change of use to residential (west of the dwellinghouse) without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent inappropriate boundary treatments that would harm the rural

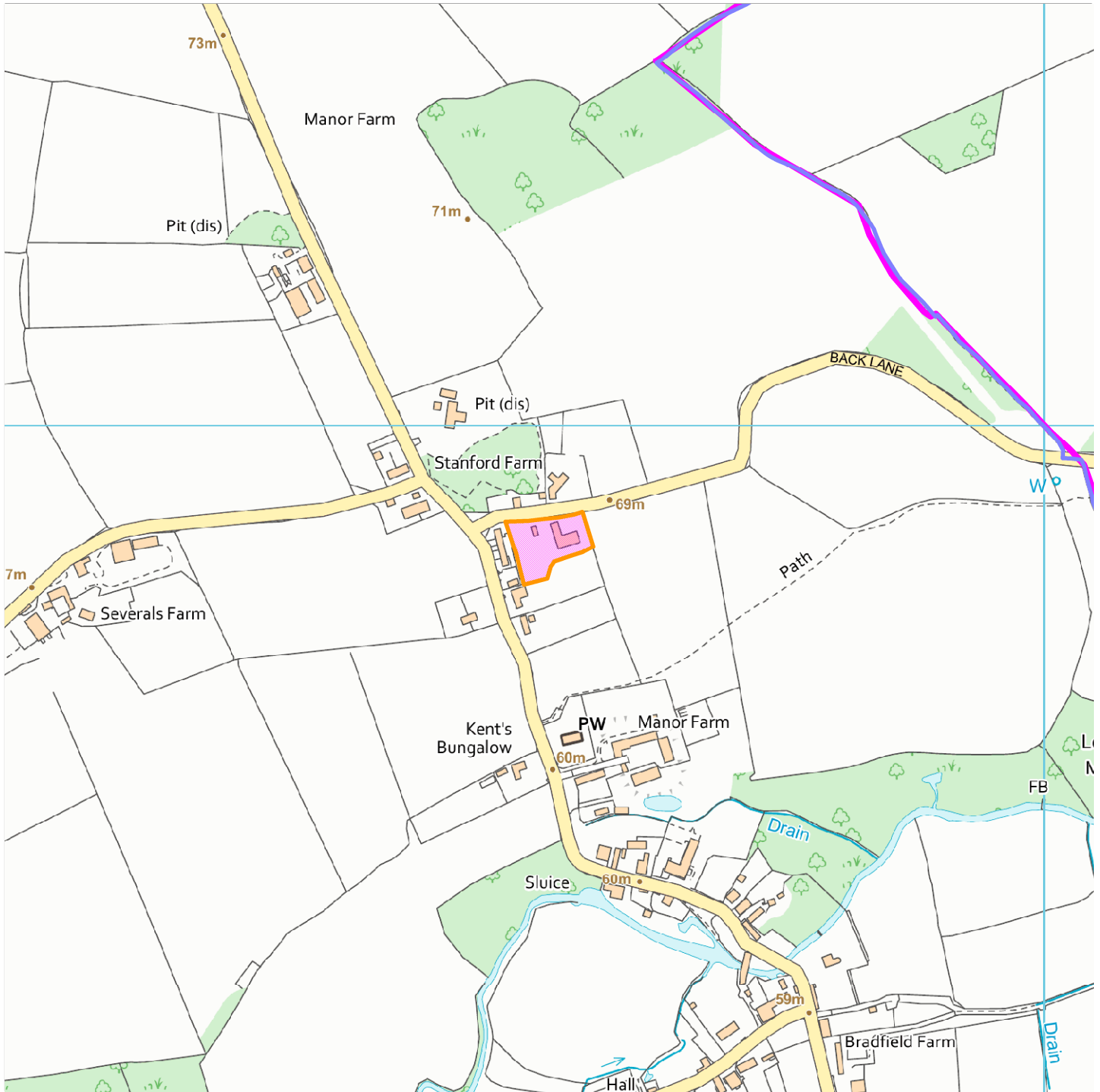
character of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C8 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD (June 2006), the Stanford Dingley PDS, and the North Wessex Downs AONB Management Plan 2019-2024.

10. **Restriction of permitted development rights: outbuildings**

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Class E of that Order shall be erected or constructed on the land hereby permitted a change of use to residential (west of the dwellinghouse), without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the construction of outbuildings that would detract from the open character of the site. This condition is applied in accordance with the National Planning Policy Framework, Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy C8 of the Housing Site Allocations DPD 2006-2026, Quality Design SPD (June 2006), the Stanford Dingley PDS, and the North Wessex Downs AONB Management Plan 2019-2024.

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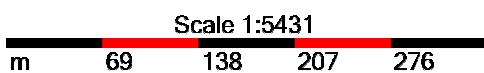


Map Centre Coordinates :

Scale : 1:5430

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Organisation	West Berkshire Council
Department	
Comments	Not Set
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