

Notice of Meeting



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District Planning Committee

Wednesday 10 February 2021 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 Council meeting held on 10 September 2020, public speaking rights are 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 by no later than midday on Monday 8 February 2021. Written submissions will be read aloud at the Planning Committee. Please e-mail your submission to planningcommittee@westberks.gov.uk.

Those members of the public who have provided a written submission may attend the Planning Committee to answer any questions that Members of the Committee may ask in relation to their submission. Members of the public who have provided a written submission need to notify the Planning Team (planningcommittee@westberks.gov.uk) by no later than 4.00pm on Tuesday 9 February 2021 if they wish to attend the remote Planning Committee to answer any questions from Members of the Committee.

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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.

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.



Agenda - District Planning Committee to be held on Wednesday, 10 February 2021
(continued)

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

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 503043
Email: jenny.legge@westberks.gov.uk

Date of despatch of Agenda: Tuesday 2 February 2021

Agenda - District Planning Committee to be held on Wednesday, 10 February 2021
(continued)

- To:** Councillors Phil Barnett, Dennis Benneyworth, Hilary Cole, Carlyne Culver, Clive Hooker (Vice-Chairman), Alan Law (Chairman), Royce Longton, Ross Mackinnon, Alan Macro, Graham Pask and Tony Vickers
- Substitutes:** Councillors Adrian Abbs, Jeff Beck, Graham Bridgman, Jeremy Cottam, Tony Linden, David Marsh, Steve Masters, Geoff Mayes, Andy Moore and Garth Simpson
-

Agenda

Part I

Page No.

1. **Apologies**
To receive apologies for inability to attend the meeting (if any).

2. **Minutes** 5 - 16
To approve as a correct record the Minutes of the meeting of this Committee held on 8 July 2020.

3. **Declarations of Interest**
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).

4. **Schedule of Planning Applications**
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).

- (1) **Application No. & Parish: 20/01083/FUL - Quill Cottage, Craven Road, Inkpen** 17 - 64

Proposal:	Replacement dwelling
Location:	Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX
Applicant:	Mr and Mrs Jones
Recommendation:	To DELEGATE to the Head of Development and Planning to REFUSE PLANNING PERMISSION

Items for Information

5. **Photographs, Plans and Drawings** 65 - 90



Agenda - District Planning Committee to be held on Wednesday, 10 February 2021
(continued)

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

DISTRICT PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY, 8 JULY 2020

Councillors Present: Phil Barnett, Dennis Benneyworth, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), Alan Law (Vice-Chairman), Royce Longton, Ross Mackinnon, Alan Macro, Andy Moore (Substitute) (In place of Tony Vickers) and Graham Pask

Also Present: Michael Butler (Principal Planning Officer), Bob Dray (Principal Planning Officer), Paul Goddard (Team Leader - Highways Development Control), Carolyn Richardson (Civil Contingencies Manager), Shiraz Sheikh (Legal Services Manager) and Linda Pye (Principal Policy Officer)

Apologies: Councillor Tony Vickers

PART I

3. Minutes

The Minutes of the meetings held on 4 March 2020 and 14 May 2020 were approved as a true and correct record and signed by the Chairman.

4. Declarations of Interest

All Members of the Committee declared an interest in Agenda Item 4(1), but reported that, as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

5. Schedule of Planning Applications

(1) Application No. & Parish: 19/01063/COMIND Land to the South of Ravenswing Farm, Tadley

(All Members of the Committee declared that they had all been lobbied by email from residents in the surrounding area and had also been contacted by representatives from Lidl. As their interest was personal and not prejudicial or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)

(Councillor Clive Hooker also confirmed that he had been lobbied by Members of Basingstoke and Deane Borough Council. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)

(Councillors Ross Mackinnon, Alan Law, Alan Macro and Royce Longton declared a personal and non-prejudicial or a disclosable pecuniary interest in Application 4(1) due to the fact that they had been in attendance at the Eastern Area Planning Committee meeting on 4 December 2019 when the item had been approved. They confirmed that they would listen to all representations made at the District Planning Committee with an open mind before coming to a decision. As their interest was personal and not prejudicial

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or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 19/01063/COMIND in respect of land to the south of Ravenswing Farm, Tadley for the erection of Class A1 Foodstore, car parking, access and landscaping.

Michael Butler, Planning Officer, introduced the report and confirmed that on 4 December 2019 the Eastern Area Planning Committee (EAPC) had considered the application for full planning permission for the erection of a new freestanding discount food store. The store was proposed on a greenfield site, outside of any defined settlement boundary, on land immediately adjacent to the district administrative boundary, adjacent to the urban area of Tadley. The applicant was Lidl UK. The Officer recommendation had been to refuse planning permission on the grounds that it would be clearly contrary to adopted policy to protect the wider countryside in the district, it would have a harmful visual impact, and the emergency plan prepared by the applicant was not acceptable, in the light of the proximity of the application site to the licenced nuclear facility at AWE Aldermaston.

Members of the EAPC had been impressed by the extremely high local levels of support for such a new discount food store in the Tadley/Aldermaston area, which in their view was a clear indication of the significant local retail need for such a store. They also considered that if the application were to be approved and trade, it would, in the light of the continuing need to reduce levels of carbon dioxide production, reduce many private vehicle trips from local residents to discount food stores in Newbury, Reading and Basingstoke. They also considered that, whilst inevitably the store would have some localised visual impact, this would not be harmful in the wider context of the urban area of Tadley and indeed the AWE itself. In addition, regard was had to the additional employment created by the store and other economic benefits. They also agreed with Officers that any harmful retail impact (if any) would be contained only to the local Sainsbury's store, but that the scheme would not harm the future vitality or viability of Tadley itself.

The Committee had, however, been concerned about the apparent lack of a satisfactory emergency lockdown plan at the store, should a radiation emergency occur at AWE Aldermaston, in the light of the requirements of Policy CS8 of the West Berkshire Core Strategy 2006 in relation to impacts of development on off-site emergency planning around AWE. The applicant was requested by the Committee to improve this emergency plan prior to the District Planning meeting. Officers had succeeded in achieving this, in liaison with the applicant's agents. The applicants had now produced nine revised versions of the emergency plan, and the current version was now much improved upon the original one presented to EAPC on the 4 December 2019. Whilst there remained some outstanding detailed points within the latest revision of the plan which had been raised by the AWE Off-Site Emergency Planning Group, Officers were now content that that there was a high degree of certainty that they could be resolved under the remit of a planning condition before any development took place. Therefore, it could now be concluded that the development was capable of complying with Policy CS8 subject to a condition to secure the final approval and implementation of the emergency plan. It was important for the Committee to also be aware that any permission, if granted, would not be personal to Lidl, so in the event that another retailer were to occupy the store the emergency plan requirements would apply to any other operator, and the condition allowed for necessary revisions to be agreed.

Since the last application had been heard by EAPC the Council had received additional representations to the proposal. An additional 95 were in support and so the total at the

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time of writing was 999 in support. The matters raised were similar to those raised previously, although a number did note that in their opinion the need for an emergency plan was not well based. An additional 22 objections had been received making the total 86 in objection. Again most of these were based upon points that had previously been raised, including the traffic implications, the view that there was no need for a new store, and the loss of a greenfield site.

Since the EAPC meeting, the applicants had submitted further revised plans which showed an emergency only access from the site onto the Silchester Road. This formed part of the updated emergency plan and sought to ensure that in the event of an incident at the AWE, the main A340 route to the west of the site would not be unduly congested by traffic exiting the store, which could impede any responding blue light service vehicles. Consultation had been undertaken on these plans. No objections had been raised on the introduction of this access from any parties including Hampshire County Council Highways (Silchester Road was within their administrative responsibility). Aldermaston Parish Council had not objected either. No further specific public comments had been received specifically regarding this new access. The Committee noted that this access would only be used in the case of an emergency and not for general use, or indeed any routine servicing.

The Planning Officer stated that the principle of development was not accepted as the application site was located on a greenfield site outside of any defined settlement boundary and conflicted with Policies ADPP1 and ADPP6 of the West Berkshire Core Strategy 2006-2026 in terms of the overriding need to protect the open countryside from urban growth.

The Officer's view was that the presence of such a major new store on the greenfield site to the north of Silchester Road would be harmful and should not be permitted on the grounds of visual and landscape impact. This was a large building with a high level of external lighting and the commercial activity on this site would impact the local environment.

No specific retail reasons had been included in the reasons for refusal as the lack of retail need could not be added in since this was now no longer a test in the NPPF and would therefore not be upheld at any potential appeal. There would be some impact on the Sainsbury's store but it was felt that an additional food store would not affect the viability of Tadley.

In terms of Highway issues some concerns remained regarding car parking levels and traffic impact on the A340 southbound, it was considered that the concerns were not sufficient to raise any objections.

The update sheet mentioned that the applicant had also undertaken a separate consultation exercise and had resulted in an online petition which had been highlighted in the brochure sent out by the applicant to Committee Members. Committee Members had also received emails of support from Councillors from Basingstoke and Deane Borough Council, one of whom was the Leader of the Council. A letter of support had also been received from Councillor Vaux of Tadley Town Council.

Paul Goddard, Highways Officer, referred to paragraph 6.20 of the report and the fact that the A340 was under the jurisdiction of West Berkshire Council whereas the Silchester Road was in Hampshire. He had consequently been liaising with Highways colleagues in Hampshire County Council. The Highways Officer confirmed that he was content with the access onto the A340 as it complied with standards. The junction model had not required a turn right lane into the site but Officers felt that it might be beneficial. The applicants were proposing an emergency access onto Silchester Road and Officers

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from West Berkshire Council and Hampshire County Council were therefore content with the proposed layout of the access. However, there were concerns about the level of parking as it did not meet the current standards albeit that they were somewhat outdated and were maximum provisions. The applicant had provided data from surveys of other Lidl stores in the south which all showed a lesser parking demand than what was proposed. It was therefore felt that on balance the parking levels were acceptable and it would be difficult to argue that there was insufficient car parking proposed for the store.

Highways Officers were also content with the site layout including facilities for deliveries. The Trip Rate Information Computer System (TRICS) was a database of traffic surveys including retail stores and provided projected total traffic generation from the proposal. There was already a lot of traffic on the A340 but the proposed store would generate an additional 37 vehicle movements along the A340 during the afternoon peak. There was some concern about the junctions to the south and traffic at the Sainsbury's junction was already an issue and this proposal would add to that although it was not considered that the impact would be so severe to warrant an objection to the application.

In conclusion while some concerns remained in respect of car parking levels and traffic impact on the A340 southbound, it was considered that the concerns were not sufficient to raise objection. This was having regard to the advice on these matters in the NPPF which stated that planning applications should only be refused if the impact on the local network was severe.

Carolyn Richardson, Service Manager - Emergency Planning, stated that this had been a challenging application to deal with. There was the duty to ensure compliance and to ensure that public health was protected. The application site was 600m from AWE and was situated in the Inner Consultation Zone. The inner zone, under policy CS8 in the Core Strategy, mandated consultation with the Office for Nuclear Regulation (ONR) for all planning applications with were either residential or where one or more additional person might live, work or shop. The ONR had a holding objection to the proposal in the absence of a bespoke Emergency Action Plan being agreed for the site. Each application in the inner zone was considered on its own merits. The applicant could put forward a mitigating Emergency Action Plan as it was a commercial unit. There had been several iterations of the plan to date and a number of agencies had been consulted to ensure that it was fit for purpose. Since the Eastern Area Planning Committee meeting in December a considerable amount of work had been undertaken on the Action Plan and it was nearing completion. There was a risk and that was why an Emergency Action Plan was required to ensure that a safe system of work was in place for staff and customers.

Members of the EAPC had resolved to approve the application contrary to the recommendation of Officers. Owing to the conflict with the development plan, the implications for the determination of similar future applications across the district, and the high public interest, the Development Control Manager had referred the application to be determined by the District Planning Committee.

In accordance with the Extraordinary Council resolution, written submissions had been received from Sue Brown (Objector), Alec Bray, Allan Follett, Andrew and Sarah Ramsay, Catherine Wilde, Derek Kerkhoff, Eileen Walsh, Grace Jones, James Harris, Margaret Lightbody, N.A. Dodson, Phillip Channing and Wendy Batteson (Supporters) and James Mitchell (Applicant).

Written submissions were read out by the Clerk to the Committee as follows:

Objector Representation:

The written submission from Sue Brown was read out as follows:

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Sue Brown was not against this store being built in Tadley. However, she did have grave concerns around the traffic. The road was not wide enough to have a dedicated right turn off the A340. There had been a recent accident opposite where the entrance to the store would be with the air ambulance having to attend. If traffic had to queue this would impact at the traffic lights on the junction of Franklin Avenue, Pamber Heath Road and the A340. Any queue on the left hand side of the road would impact on traffic at the lights at the Falcon triangle, again causing chaos. Obviously this would all then affect the smaller roads in Tadley. Either queues would make it extremely difficult for emergency ambulances to get to the doctor's surgery in Franklin Avenue or for the fire service to leave from their building again in Franklin Avenue.

Having attended their presentation, she knew a traffic survey had been undertaken. However, she did not think they understood the amount of traffic that AWE produced particularly in the late afternoon or that from local business. There were a lot of large lorries/delivery vehicles passing through on the A340. There was also the school run to consider.

She hoped the Committee would take her views into consideration.

Supporters Representations:

A summary of the 12 written submissions received in support of the application was read out as follows. It was noted that Members of the Committee had received a copy of the full submissions provided by each of the Supporters:

- The store would provide more jobs and would bring associated economic benefits.
- It would help to address the monopoly, and lack of competition, of Sainsbury's in the town.
- The visual impact point was not well founded: the area was urbanised in any event, by the proximity to the AWE. The proposed landscaping would reduce the harm anyway.
- Only a small portion of a greenfield site would be taken up as the location plan showed.
- It was unfortunate that the location of the store was so close to the Council boundary. Most Tadley residents who would benefit from the store do not live in the West Berkshire district.
- The local population will benefit from a discount food store: Tadley was an area of relative deprivation.
- The Covid-19 crisis had brought into focus the benefits of having good local facilities in communities in easy reach of the population.
- Tadley had grown in recent years and so needed better shopping facilities. Much new housing had been permitted on both sides of the County boundary.
- The location was sustainable: shoppers would be able to walk to the store rather than drive - good for the environment and good for those without cars.
- The location would assist local health and wellbeing of residents.
- It would mean residents would not need to travel further afield to shops in Reading, Basingstoke and Newbury, so reducing carbon production. And less road congestion further afield.
- It was not believed that traffic congestion on the A340 would be a problem as these impacts were worse at peak times due to AWE, but locals would know this and so avoid those times to shop at the store.
- Site location was effectively part of the town centre already now.

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- The store would improve the wider economic vitality and viability of Tadley town centre.
- It was not understood why the officers were objecting to the application, given the significant benefits which would arise, although it was noted that the recommendation was one of balanced refusal.
- The site was well served by public transport.
- We cannot afford to turn this considerable investment down in light of the Covid-19 pandemic.
- How can AWE public safety issues be important when there was so much housing already around the site?
- Other premises did not have emergency procedures in place in relation to AWE.
- In the highly unlikely event of a radiation leak, the risk would be in the form of Alpha particles which were only an internal hazard if inhaled, ingested or injected.
- Sainsbury's had run out of food during the Covid crisis which might happen again so we should be prepared.
- The store would provide more choice, at lower prices.
- After the Covid-19 pandemic many more people would work from home so traffic during peak times would be lower in any event.

Applicant/Agent Representation:

As Members would be aware the proposal before you this evening had been approved by the Eastern Area Committee in December last year.

Mr Mitchell had provided the brochure sent to Eastern Area Members prior to that meeting which I trust was helpful as a reminder to Eastern Area Members and especially the other Members of the Committee.

Since that time Lidl had continued to work with Officers to further enhance the scheme ahead of the determination tonight. In advance of this meeting he had provided a further brochure summarising those improvements which he hoped Members had found useful.

The changes had enabled the previous reason for refusal concerning the lack of an acceptable emergency plan to be removed. The emergency action plan was confirmed as being agreeable with final details secured by condition. As part of this revised plan we had introduced an emergency only vehicle exit to Silchester Road to be used in the event of an emergency at AWE avoiding exiting traffic obstructing blue light services on Aldermaston Road.

At the time of the Eastern Area meeting there had been demonstrable large-scale support for the application. This has continued to grow since with a further 261 people supporting through Lidl's consultation exercise taking the total number to 5,531 (93.92% in favour). A further 229 personal letters of support had been sent to the Council taking the total to 1,141 (92.09% in favour). Crucially only 40 people (0.68%) in Lidl's consultation and 26 (2.1%) in the Council's consultation raised objections on the grounds the Officer had cited as reasons for refusal.

It seemed that the public believed the benefits of the scheme significantly outweighed the proposed reasons for refusal when judged on balance.

In conclusion these proposals:

- Created 40 new jobs recruited locally with potential for career progression.
- Provided much needed choice and competition

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- Would claw back some of the £81m of expenditure lost to other centres making Tadley more sustainable in its own right.
- Provided a CIL contribution in excess of £350,000.
- Offered biodiversity benefits with the retention of trees and hedgerows and 38 new trees planted to assist in screening the development.
- Offered solar panels, provided electric vehicle charging points, was zero carbon and was highly sustainable with 280T of carbon saved by reduction of car journeys.
- Were supported by many, many thousands of local residents who craved the benefits the scheme would offer.

The scheme had evolved and improved beyond recognition through the course of the application. We trust the Planning Committee would now weigh the myriad of benefits in the planning balance.

Mr Mitchell sincerely hoped that Members would confirm the Eastern Area Committee resolution and grant permission for the scheme allowing Lidl to deliver this new facility for Tadley which would be in keeping with the exceptional levels of public support.

Thanks for taking the time to consider my comments.

Ward Member Representations:

Councillor Dominic Boeck, in addressing the Committee as Ward Member, confirmed that since Lidl started their public consultation he had received a large number of comments in relation to proposal – a large number for the proposal and some against. In general the majority of residents who were in favour of the application were from the Tadley area while those objecting tended to live further afield. Representations for the plan far outweighed those against and almost all of them asked him to support the application so that they had a choice in where they shopped for their daily essentials.

As things stood Tadley residents, some of which were in the Aldermaston Ward, had only one choice of supermarket unless they were able and prepared to travel to Basingstoke, Reading or Newbury if they wanted to shop at a lower cost. Many wanted to be able to shop at a retailer where their money would go further without having to spend the time and money getting there. He asked Members in this case to listen particularly carefully to the residents he represented and their neighbours when they asked for the Council's support. Most people were lucky enough to be able to exercise their choice of where to shop because of where they lived, where they worked or how they shopped. For many of the residents of Tadley the supermarket was less of a one shop stop and more of the only shop.

Member Questions to Officers:

Councillor Hilary Cole noted that some of the comments from the Supporters made reference to the fact that some of the other premises within the inner zone did not have an Emergency Action Plan in place and she asked whether that was the case. Carolyn Richardson confirmed that any planning applications that had come forward to her that were permitted applications and requested to have an emergency plan did have them if they had gone ahead. Unfortunately several of these applications, and Sainsbury's was one of them, had been approved historically prior to the current process being put in place. So, in summary not all of them did have a plan in place but the Council would certainly encourage all premises within the inner zone to adopt one.

Councillor Alan Macro confirmed that he had received over 300 e-mails in relation to this application and that the Committee should not be taking account of the volume of e-mails

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but the points raised within them. He referred to one e-mail he had received in particular from the Leader of Basingstoke and Deane Borough Council who had stated that if the application had been in located in their area it would have received approval. The Planning Officer made it clear that volume of representations was not a material consideration in terms of pure numbers but the issues which had been raised would be as long as they related to planning matters and Members needed to be aware of that in making their decision. The Planning Officer was not aware of any formal resolution from a Basingstoke and Deane Committee saying that they would support this application and nor from an Officer level. Their response had simply stated that they raised no objections in relation to the application.

Councillor Andy Moore noted that it had been mentioned that the population of Tadley had grown significantly and he asked if anyone knew the figures and how recently. The Planning Officer was not aware of current population or growth figures but this Council had granted relatively new permissions and there had been recent appeals decisions for additional substantial housing development in the Tadley/Aldermaston area over the last 10 years.

Councillor Alan Law mentioned the sequential test for retail applications and the fact that there was no reference to that in the report. The Planning Officer referred to paragraph 6.16 the issue of sequential tests was mentioned there and in particular the last sentence which stated that 'Officers were satisfied that the sequential test was met in this proposal so no retail reason for refusal was recommended on this basis'. This was a very unusual site, if the sequential test was compared in relation to the Council's own settlements within its district this application would certainly fail, however, taking a pragmatic approach, the nearest settlement was quite clearly Tadley, albeit not in West Berkshire district, and in terms of the sequential test it was within 300m of the edge of the centre of Tadley. The Planning Officer confirmed that he had considered including a reason for refusal on that basis, however, he was certain in advising that if the application was refused on that basis then it would not be a good ground for refusal at appeal.

Councillor Carolyn Culver also referred to paragraph 6.16 and noted that the site had not been allocated for new retail space in the District Local Plan. She wondered where the nearest brownfield sites which might have been allocated for retail space were in relation to the current application. The Planning Officer responded that he could not answer that question without doing some research but the nearest brownfield sites in terms of this application would fall in Basingstoke and Deane Borough area and would therefore not be in West Berkshire's planning remit. Bob Dray added that Aldermaston Village was recognised in West Berkshire's policies as a local centre along with Woolhampton but within the neighbouring Development Plan for Basingstoke and Deane Tadley did have its own town centre commercial area which was similar to what West Berkshire had in CS11. The Chairman recalled in the comments by the applicant if there was a brownfield site in the area they would have considered it over the greenfield site.

Councillor Dennis Benneyworth asked should any weight at all be placed on an old approval for development some time ago as referred to in paragraph 2.1 planning history. Approval had been given in 2000 for an indoor sports hall, playing fields etc. The Planning Officer responded that that had been an outline application and had not implemented as no reserve matters application had been submitted. It had lapsed in 2005. Councillor Benneyworth also asked about the parking – was it not the case that the parking requirements were a maximum and the proposed parking fell within the current guidelines. The Highways Officer confirmed that that was correct but the Council's parking standards were outdated and needed updating soon. Knowing how popular this type of store was the aim had been to get the parking provision as high as possible.

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Councillor Graham Pask asked if we could effectively rule out the fact that there were suitable brownfield sites within the town centre of Tadley which could have been suitable. The Planning Officer replied that he was familiar with the Reading Warehouse site in the centre of Tadley. However, considering the normal format of discount retail stores and the lack of parking on that site and indeed its poor location close to other residential properties he could fully understand why the applicant had not considered it to be a suitable site due to their trading format.

Councillor Phil Barnett said that many people who used Lidl's stores were not always shopping for their weekly shop and some just popped in for specialised items by cycling or walking. When analysing traffic movements had the Highway's Officer taken into consideration that not everyone would arrive by vehicle other than possibly a motorcycle. The Highway's Officer said yes all movements to and from the store were considered. It was hoped that considering how sustainable this location was that many people visiting the store would walk or cycle or use the public transport. There was a bus that passed the site every half an hour or so.

Councillor Ross Mackinnon noted that it had been stated that the lack of a finalised Emergency Plan was not a reason for refusal. He also referred to the A1 retail permission that was being applied for and asked for confirmation that that was not necessarily discount food stores but a wider class of retail. The Planning Officer responded that when Officers had taken the application to the Eastern Area Planning Committee in December they had not been satisfied with the quality and integrity of the lockdown plan proposed by the applicant and therefore the update sheet had included that as an additional reason for refusal had the Committee refused the application. What had been clear was that through considerable efforts of the applicant they had now produced an the action plan which, although might not be absolutely perfect, if approved it was capable of being conditioned whereas before it was not been capable of being conditioned and therefore Planning Officers were now not recommending refusal on that basis. Should the Committee be minded to approve the application the Planning Officer referred to the conditions set out in Appendix 4 on page 50 of the agenda and in particular to Condition 25 Range of Goods/Lines. By applying that condition no more than 3,500 lines automatically meant that the premises would be a discount food store. Other general stores like Sainsbury's would have over 20,000 lines.

Councillor Royce Longton asked for confirmation that Sainsbury's had developed a satisfactory emergency plan in relation to the proximity of AWE. The Emergency Planning Officer replied that the Sainsbury's store had been built before the process had come into being so actually there was no legal requirement through the planning process to put in place an emergency plan. The store was also situated in the Basingstoke and Deane area. However, the Council did actively encourage through health and safety at work and through the emergency planning process for all premises to have plans and it did have a responsibility to ensure that people who worked and shopped in the store were safe. She could not say for sure whether they did or did not have a plan in place but if they did not then they should have.

Debate:

In considering the above application Councillor Graham Pask made reference to the Parish boundary – to the one side of the line was Tadley and on the other side was Aldermaston. It was because of the line on the map that West Berkshire was considering an application that seemed from the vast number of representations that Councillor Pask had received to be desired mostly by members of the public leaving around Tadley, Baughurst and Pamber Heath. He confirmed that he had been a Member of West Berkshire Council for a long time and it was a plan led authority. He wished that

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applications could be determined on the level of support or objection as determining this application would be so much easier. When looking at the Local Plan he felt that the Committee needed to be certain, if they were minded to approve the application, whether this would create a precedent in West Berkshire. 75% of West Berkshire was in the AONB and that could therefore be discounted. However, he referred to the more urbanised areas of West Berkshire and wondered if approved whether that would create a precedent against the Local Plan. He agreed that the Reading Warehouse brownfield site would not be suitable. Councillor Pask referred to page 27 paragraph 6.16 which referred to sequential tests and the fact that basically town centre usage should be first be directed towards a centre, then edge of centre (within 300m) then out of centre and then elsewhere. The application site was some 200m from the centre of Tadley and therefore that met the test as it was close enough to Tadley. In terms of the nuclear arguments a lot of work had been undertaken by the applicant to ensure public safety. The real argument was whether this application should be allowed on a green field and whether there were extenuating circumstances. The second reason for refusal on page 31 of the agenda stated that the application would be harmful to both local visual amenity and to the wider landscape character/setting of the urban built form of Tadley. The Committee needed to consider if the application would improve or outweigh the balance or the harm of the urbanised edge. Councillor Pask felt that what balanced out to some extent was the Co2 reduction, the convenience and the commercial impact. On balance he felt that a case could be made to justify accepting the application as there would be benefits and it would not create a precedent in relation to the rest of West Berkshire.

Councillor Phil Barnett stated that it was refreshing to receive so many representations - the majority of which had been personal views rather than a generic letter. This application whilst outside the settlement boundary and should be considered in the light of 2020 and the objectives in relation to Climate Change, on the Council and the country at large, where encouragement to travel minimal distances to shop should be at the forefront of all of us. The Government also encouraged choice which was currently not an option with only one supermarket having a monopoly. In terms of this application Councillor Barnett asked if the Council should follow its own policy or whether it should look at community needs or less long distance travel in order to shop. The Council had been in a similar position before when considering the Vodafone application and if the same stance had been taken in the past Vodafone headquarters would never have been built. It went through on a majority of one and he was proud to have voted in favour as it had been a great asset for jobs and the area. Another application which was outside the Settlement Boundary was the Falkland Surgery at Wash Common. Again this provided great community benefit and had been further enhanced by other buildings around it. This application was the same – extra local jobs, cutting down on carbon emissions and giving local choice and he would be supporting the application.

Councillor Alan Macro disagreed with Councillor Barnett. West Berkshire was a plan led authority and therefore it should not build outside the Settlement Boundary or in the open countryside. There was also a national policy which stated that the countryside should be valued in its own right. Sometimes the benefits of a development outweighed that but not with a supermarket. Councillor Law referred to the sequential test earlier and Councillor Macro had found a retail and planning document which did contain a sequential test but did not contain the Reading Warehouse site which was up for sale at the time. He had asked about that at the Eastern Area Planning Committee but had not received a satisfactory answer. In respect of the Impact Study it had not gone as far as Mortimer and he felt that the Budgen's supermarket would be affected as it was only one and a half miles away. The e-mails had referred to a lack of competition, lack of choice and also mentioned the problems with lockdown during the virus. One of the benefits of lockdown had been an increase in on-line shopping and some on-line suppliers were willing to price

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match with supermarkets such as Lidl so that should manage to keep prices low. He was concerned about if there was an emergency at AWE as there had been incidents in the past. It was a real issue and the prevailing wind meant that if there was a radiation leak from AWE it was most likely to go eastwards and cover Tadley. If this did happen and there was a lockdown for 24-48 hours and people were separated from their families it could cause distress.

Councillor Alan Law felt that the application was contrary to policy and that had been accepted. He was concerned about the precedent as if Members were minded to approve the application then there would need to be exceptional circumstances. Councillor Law could not find any exceptional circumstances that would allow him to approve the application. The lobbying from local residents had argued the need for a store in Tadley and he agreed with that view but he just felt that it was not appropriate on this site. It was noted that one Member from Basingstoke and Deane Borough Council was quoted as saying that the application would have been approved if it had been in his borough. In that case why did the applicant not look for a green field site in Tadley itself? It was not just the fact that the approval of the application would set a precedent West Berkshire would also be losing a green field site. He referred to the plan on page 59 of the agenda which demonstrated that the application site was surrounded by green fields and any development on that site would encourage other development. A significant number of people had objected to the application due to the visual impact and amenity harm. Concerns had been raised about the increase of traffic and no analysis had been undertaken in relation to the carbon emissions and therefore any claim that they would be reduced was subjective. Councillor Alan Law proposed acceptance of the Officer recommendation.

Councillor Hilary Cole respected the views of the Eastern Area Planning Committee but did not agree with their decision. Just because the site was not in the Area of Outstanding Natural Beauty did not mean that it was not important. The site did lie within the inner protection zone which was a concern. The planning permission, if granted, would also not be personal to Lidl and there would be nothing to stop another shop using it for a different purpose. It was necessary to balance the commitment to planning policy against the economic and environmental arguments but she was of the opinion that they did not outweigh the Council's policies. There was no point in having a Local Plan if it was not taken into account when determining an application. As well as a large number of representations in support of the application here had also been strong objections raised. She therefore seconded Councillor Law's proposal to accept the Officer recommendation of approval.

At the vote the motion was carried with nine voting in favour of the Officer recommendation for refusal and three voting against.

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

1. The application site is located on a greenfield site outside of any defined settlement boundary as identified in the statutory development plan. Accordingly, to the proposal conflicts with Policies ADPP1 and ADPP6 of the West Berkshire Core Strategy 2006-2026, and is unacceptable having regard to the overriding need to protect the open countryside from urban growth. This is consistent with paragraph 170 of the National Planning Policy Framework.
2. The development of this substantial retail store, at this prominent location in terms of public visibility close to main thoroughfares, with the associated access, hard surfacing, car parking and external lighting, will be harmful to both local visual amenity and be harmful to the wider landscape character and setting of the urban built form of

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Tadley. The application conflicts with paragraph 170 of the National Planning Policy Framework, Policy CS18 (in terms of the loss of green infrastructure) and Policy CS19 (in terms of landscape and visual harm) of the West Berkshire Core Strategy 2006-2026. The application is accordingly unacceptable, notwithstanding the proposed additional landscaping around the application site.

(The meeting commenced at 6.30pm and closed at 8.12pm)

CHAIRMAN

Date of Signature

Agenda Item 4.(1)

Item (1)	
Application:	20/01083/FUL
Site Address:	Quill Cottage, Craven Road, Inkpen
Proposal:	Replacement dwelling
Applicant:	Mr and Mrs Jones
Report to be considered by:	District Planning Committee
Date of Meeting:	10 th February 2021

To view the plans and drawings relating to this application click the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01083/FUL>

Purpose of Report: For the District Planning Committee to determine the planning application.

Recommended Action: The Western Area Planning Committee resolved that the application be approved.

Reason for decision to be taken: The application is contrary to the statutory development plan.

Key background documentation: Western Area Planning Committee Agenda Report of 14th October 2020, the update report, and the minutes of that meeting, plus officer recommended conditions should the application be approved.

Key aims N/A

Portfolio Member Details

Name & Telephone No.:	Councillor Hilary Cole
E-mail Address:	Hilary.Cole@westberks.gov.uk

Contact Officer Details

Name:	Sarah Melton
Job Title:	Senior Planning Officer
Tel. No.:	01635 519497
E-mail Address:	Sarah.Melton1@westberks.gov.uk

Implications

Policy: The proposal conflicts with policies ADPP1 and ADPP5, of the West Berkshire Core Strategy (2006-2026) and policies CS1 and CS7 of the Housing Site Allocations.

Financial: Should the application be approved and implemented, it will be liable to a CIL charge.

Personnel: N/A

Legal/Procurement: N/A

Property:	N/A
Risk Management:	N/A
Equalities Impact Assessment:	N/A

EXECUTIVE SUMMARY

1. INTRODUCTION

- 1.1 On 22 July 2020, the Western Area Planning Committee (WAPC) considered the agenda and update reports for this application, which seeks full planning permission for the replacement of a single storey bungalow with a two storey dwelling house. The site is located outside of a policy defined settlement boundary, it is therefore located within the open countryside. The proposed development site is also within the highly sensitive location of the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB). The red line of the proposal scheme runs adjacent to public right of way INKP/16/1 and is directly opposite public right of way INKP/15/1. Policy C7 of the Housing Site Allocations Development Plan Document (HSA DPD) allows for the replacement of existing permanent dwellings in to the open countryside provided that the replacement dwelling is proportionate to the existing dwelling. The officer recommendation is to refuse planning permission on the grounds that, the principle of development is unacceptable as the proposed dwelling is not proportionate to that of the existing dwelling on site, it would be clearly contrary to adopted policy to protect the wider countryside in the District and it would have a harmful visual impact on the NWD AONB. During the meeting of the WAPC on 22 July 2020 the Committee Members raised concerns regarding discrepancies between the measurements submitted by the agent and those provided by the case officer, and the determination of the application was deferred in order to allow officers additional time to review the submitted drawings and seek additional information from the agent in respect of the measurements stated on the drawings.
- 1.2 Following officers having checked the scale on the submitted drawings and noted that a number of the dimension measurements included on them were incorrect, but that the plans could be measured correctly using electronic scale tools, the application was taken back to Committee with an updated report on 14 October 2020. However, the WAPC voted to approve the proposal scheme as the majority of Members of the Committee were of the view that the proposed dwelling was not disproportionate to the existing bungalow on the site and that the existing bungalow was an eyesore. Members also remarked that they considered that the Council would be unlikely to succeed at appeal should the application be refused. It was also noted that there had been public support for the application.
- 1.3 The differences between the case officer's measurements and those of the agents are explained in the WAPC report and minutes of 14th October 2020, but following Members having raised further concerns in respect of these measurements at the meeting of the WAPC on the 14th October 2020 a review of the measurements was undertaken by a senior planning officer which was subsequently checked by the Western Area team leader. The Council's officers are in agreement regarding the measurements of the proposal scheme (allowing for a slight margin of error) and an updated schedule of measurements has been provided at section 2.7 below.
- 1.4 Since the last application was considered by the WAPC the Council has received a consultee response from the Council's tree officer, who has raised no objections to the proposal scheme, subject to a pre-commencement planning condition. This condition has been agreed with the agent.

- 1.5 An update report has been provided below which expands on your officers' view in respect of the conflict with policy that officers have identified and due to which the application has been referred to the District Planning Committee. Copies of the previous officer's report and minutes of the meetings of the Western Area Planning Committee dated 14 October 2020 are included at appendix 1 and 2.

2. THE MAIN ISSUE OF PROPORTIONALITY

- 2.1 In this application the main issue is the interpretation of proportionality in respect to the requirements of Policy C7, which states that a replacement dwelling will be permitted providing that, inter alia:

"(ii) the replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and does not have an adverse impact on:

1. The character and local distinctiveness of the rural area
2. Individual heritage assets and their settings
3. Its setting within the wider landscape"

- 2.2 The existing dwelling on the site is a relatively modest single storey dwelling alongside Craven Road, set back from the road behind a well established boundary hedge. Although this dwelling has been considerably extended it has remained a single storey development and its impact is confined by a boundary hedge alongside Craven Road and mature vegetation on its south-western and south-eastern elevations, which face into the public realm. The main views of this dwelling are from Craven Road alongside the site to the south-west, and particularly with localised views at the access to the drive in front of the dwelling, and from Public Right of Way Inkpen 15/1, which exits onto Craven Road directly opposite the site, at which point the site is prominent in public views. At present the impact of the existing dwelling in these views is quite negligible due to the low roof form of the single storey dwelling and the screening offered by the south-western boundary hedge. More localised views of the south-eastern boundary of the site are available from Public Right of Way Inkpen 16/1 that runs alongside the southern-eastern boundary of the site between the site and Vale Farm, although these are well screened at present by high, mature vegetation within the site boundary.

- 2.3 Officers do not dispute that the principle of a replacement dwelling is acceptable, subject to the criteria of Policy C7, but are concerned that the application proposal would substantially increase both the size and consequently the visual impact of the dwelling in surrounding public views, resulting in a dwelling that is not proportionate in size and scale to the existing dwelling, thereby failing to meet these criteria. The proposal would represent an increase in floor space of approximately 113% of the gross external floor area of the dwelling. As such your officers consider that the proposed replacement dwelling would be harmful to the character and appearance of the area.

- 2.4 A recent Inspector's decision on Inglewood Farm Cottage (ref. APP/W03340/W/20/3250230, WBC ref. 19/02144/FULD), makes the following comments which are helpful in interpreting proportionality in the context of a replacement dwelling:

"Policy C7 does not provide a definition nor metric in which proportionality is measured. However, the explanatory text states that the key components of proportionality are scale, massing, height and layout of a development. There are no rules that can be applied as to the acceptable size of a replacement dwelling. Any size increase has to be considered on the basis of the impact of a particular property in a particular location. Clearly, the definition and degree of harm is a matter of planning judgement based on the site specifics."

- 2.5 While the proposed works would only increase the footprint of the dwelling by approximately 21% due to the extended nature of the existing single storey dwelling, the proposed new dwelling would have a substantially higher roof ridge than the existing

dwelling, at 7.6 metres proposed, vs 5.1 metres existing. This increase in ridge height would be sufficient to raise the roof form and first floor of the dwelling significantly above the level of the south western boundary hedge that currently substantially screens the dwelling from wider public views alongside Craven Road and at the point the PROW exits onto Craven Road opposite. This would be compounded by the proposed fascia and roof form which consists of two large, prominent gables finished in flint with brick detailing. The effect of these gables would be to increase the massing of development at first floor level, considerably increasing its immediacy and prominence of the dwelling in these public views far beyond the impact of the views of the partially screened receding roof slope of the existing dwelling. The effect of the substantial gables and large first floor windows rising above the front hedge would be to draw the eye to this aspect of the development, which would appear to loom over the street scene, especially from the public viewpoints from the PROW opposite, and those along Craven Road and at the access to the site.

2.6 Whilst there is a considerable amount of residential development alongside Craven Road in the area nearby to the site, and this is of mixed character and quality, the part of the street scene including the site forms a transition into more sparse development, making up the rural fringe of this envelope of residential development. The proposed dwelling would replace a modest and low key form of dwelling with a far more visually prominent and intrusive dwelling that by virtue of its height, scale, massing and design would erode this transitional character of the site in surrounding views, and particularly those from the Public Right of Way, Inkpen 15/1, resulting in visual harm to the character and appearance of the area. This impact has been compounded by the prominent fascia design, including two large, full height gables, large first floor windows and the choice of flint with brick detailing as a material, which would be highly visible in the street scene by contrast to the simple roof form of the existing single storey dwelling, which consists the majority of public views of the existing dwelling from Craven Road and the PROW. It is therefore your officers' view that the proposed replacement dwelling would fail to be proportionate to the existing dwelling in height, scale and massing, and this would result in harm to the character and appearance of the area.

2.7 Updated measurements table:

	Existing with garage	Existing without garage	Proposed with garage	Proposed without garage
Footprint	164.8	149.1	196.5	180.5
Ground Floor area	164.8	149.1	196.5	180.5
First floor Area	0	0	137.1	137.1
Total floor area	164.8	149.1	333.6	318.5
Height to eaves	2.7	2.7	3.9 and 4.9	3.9 and 4.9
Height to ridge	5.1	5.1	7.6	7.6
Volume	690.1	565.8	1114.06	1069.4

3. CONCLUSION

3.1 Members of the WAPC resolved to approve the application contrary to the recommendation of Officers. Owing to the conflict with the development plan and the implications for the determination of similar future applications across the District, the Development Control Manager referred the application to be determined by the DPC.

4. OFFICER RECOMMENDATION

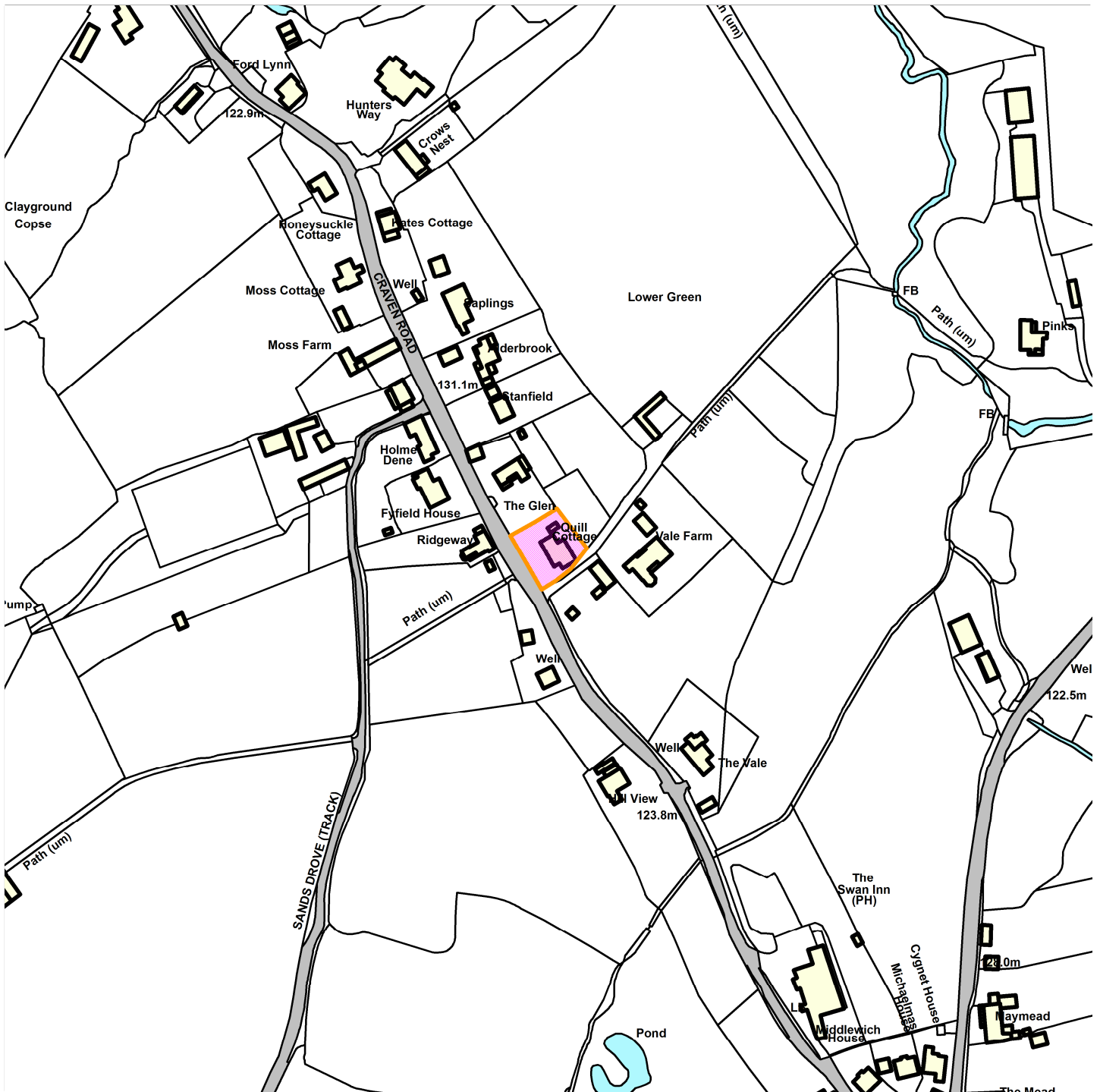
- 4.1 To **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** on the grounds of the following grounds:
- 4.2 The proposal is considered to be unacceptable in principle. The site is within open countryside in the North Wessex Downs AONB. The replacement dwelling is disproportionate in size, scale, mass and bulk to the existing dwelling and will have an adverse and harmful impact on the setting, character and appearance of the site within the wider landscape including the open countryside and North Wessex Downs AONB.
- 4.3 By the nature of the proposed dwellings scale, mass and bulk the development would result in a harmful impact on the openness and rural character of the street scene, open countryside and North Wessex Downs AONB. The use of flint material, light grey window casement and drain pipes, and inclusion of dormer windows do not form part of the design of the street scene. The proposed dwelling includes a significant level of glazing in an area which benefits from dark skies. The soft landscaping to the front of the site, facing Craven Road will be lost and replaced with hardstanding and a timber shed forward of the principle elevation. For the reasons listed the proposed development would not result in a replacement dwelling of high quality design which respects the rural character and appearance of the open countryside, North Wessex Downs AONB and street scene. It would result in a much larger, higher and prominent built form on the site, of inappropriately suburban design, which would have a significantly detrimental visual impact on the character and appearance of the local area and the surrounding AONB. Due to the extensive areas of glazing proposed there would also an unacceptable negative impact on the dark skies within this part of the AONB.

The proposal is contrary to development plan policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and policies CS3 and CS7 of the Housing allocations DPD, West Berkshire Councils Quality Design SPD Part 5 and the North Wessex Downs Area of Outstanding Natural Beauty Management Plan and the National Planning Policy Framework (2019).

Appendices

1. Agenda Report, appendices and update sheet for 20/01083/FUL for the WAPC meeting held on the 14th October 2020.
2. Approved minutes of the WAPC on the 14th October 2020
3. Proposed conditions should Members be minded to approve

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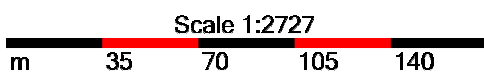


Map Centre Coordinates :

Scale : 1:2726

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Organisation	West Berkshire Council
Department	
Comments	Not Set
Date	13 July 2020
SLA Number	0100024151

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Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/01083/FUL Inkpen Parish Council	06/07/2020	Replacement dwelling Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX Mr and Mrs Jones
¹ Extension of time agreed with applicant until 25/09/2020			

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01083/FUL>

Recommendation Summary: To delegate to the Head of Development and Planning to REFUSE planning permission.

Ward Member(s): Councillor C Rowles
Councillor J Cole and
Councillor D Benneyworth

Reason for Committee Determination: Clarification required with regard to the correct interpretation of policy C7 of the Housing Site Allocations DPD

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: Sarah Melton
Job Title: Senior Planning Officer
Tel No: 01635 519111
Email: Sarah.melton1@westberks.gov.uk

1. Introduction

- 1.1 **The determination of the applicant was deferred by Members at the WAPC 21st July 2020. Following the discussions of the WAPC, amendments and updates have been added to the original committee report, these are in bold.**
- 1.2 This application seeks planning permission for a replacement dwelling.
- 1.3 The current dwelling on site consists of a single storey bungalow and a detached single garage also of a single storey. The dwelling and garage are set approximately 10.3m back from Craven Road. The dwelling is known as Quill Cottage, it has a large rear residential curtilage that extends well beyond the red line of the submitted location plan.
- 1.4 The design of the current dwelling on site, whilst it is not of any particular architectural merit, it is appropriate for its location within the open countryside and North Wessex Downs AONB. The dwelling is low key and un-obtrusive, it does not significantly detract from the character of the surrounding area.
- 1.5 The north-west elevation of the existing property, fronting Craven Road, consists of a 1m post and rail fence, hedging, a single track gravel drive and open grass (lawn) amenity space. The existing elevational materials include brown/red brick, brown roof tiles and white window frames.
- 1.6 The overall design, scale and appearance of the current dwelling on site, is one which is suitable for its rural location, it does not impose itself within the AONB or wider landscape, the site is relatively open which makes a positive contribution to the open countryside in which the site is located.
- 1.7 **The existing bungalow was extended under 05/01344/HOUSE. The extension is an 'L' shape which wraps around the east corner of the bungalow. The extension has a maximum height of approximately 3.7m, the original bungalow has a maximum height of 5.1m. The extension is set back approximately 3.1m from the front (north-west elevation) of the main dwellings facing Craven Road.**
- 1.8 **The extension is not visible from Craven Road, public right of way INKP/15/1 or INKP/16/1 running along the boundary of Quill Cottage, whereas the original bungalow is.**
- 1.9 **As stated above, the current extension is not visible from Craven Road, whereas the entire frontage of the new dwelling will be. The extension is not visible from the public right of way running along the boundary of Quill Cottage.**
- 1.10 Based on the submitted floor plans and publically available information from sources such as Rightmove, the existing dwelling offers a satisfactory level of residential accommodation. The existing dwelling includes four bedrooms, an en-suite bathroom, a study, a family bathroom, kitchen, lobby, hallway, utility room and a study/dining room. The internal elements of the dwelling appear to be of a relatively good standard. The areas of the separate rooms of the dwelling are as follows:

Room	Area (sq.m)
Kitchen	26sq.m
Lounge	20sq.m
Study/Dining Room	11sq.m

Lobby	5sq.m
Utility Room	4sq.m
Hallway	20sq.m
Bedroom 1 (including en-suite)	21sq.m
Bedroom 2	14sq.m
Bedroom 3	12sq.m
Bedroom 4	7sq.m
Family Bathroom	5sq.m
External Garage	20sq.m
Total	165sq.m

- 1.11 The applicant/agent has submitted that the GIA of the existing dwelling is 145sq.m, the applicant/agent has not submitted the measurement of each room as the Case Officer has done above. From the information submitted by the applicant/agent, it would appear that their measurements do not include the existing garage, should the garage be deducted from the Case Officers calculations, the same GIA of 145sq.m is reached.**
- 1.12 Whilst West Berkshire Council has not adopted the Governments Technical Space Standards for new dwellings, these standards do provide helpful guidance on what are acceptable GIA (gross internal space). The Technical Space Standards require a single storey, four bedroom dwelling (for five people) to provide a minimum internal space of 90sq.m with 3sq.m storage space. The existing dwelling and garage on site provides 165sq.m. The average GIA of a four bedroom detached dwelling in the UK is 147sq.m¹.
- 1.13 To the south-east of the site is a public right of way, reference INKP/16/1, against which the side elevation of the existing dwelling abuts.
- 1.14 The proposal scheme is for a substantial two storey dwelling, with a full roof and two dormer windows on each side elevation and one to the front. The replacement dwelling also includes a flat roof single storey element to the rear. The proposed dwelling includes a chimney stack on the rear of the roof which is visible from the street scene.
- 1.15 A significant amount of all four elevations are glazed, along with a roof light to the rear and two roof lights on the south-east elevation, the remaining elevational treatment consists of flint boarded by red brick, the roof is proposed to be of clay tile and the windows framed by a light grey material.
- 1.16 Whilst the submitted plans only show a first and second floor, the inclusion of roof lights and the height of the proposed scheme, it would be possible for internal alterations to take place and a third floor included (maximum room height of 1.6m), this would not require planning permission.

¹ David Wilson Homes: <https://www.dwh.co.uk/advice-and-inspiration/average-house-sizes-uk/>

- 1.17 A single storey detached timber shed is included as part of the scheme and is located in the south corner of the site fronting Craven Road, and the public right of way.
- 1.18 The proposed front elevation includes a prominent 1.8m solid flint and brick wall (**this measurement has not been submitted by the agent it is therefore understood that there are no challenges to it**), which extends from the front elevation of the proposed dwelling and would be visible from the public domain. The boundary treatment directly adjacent to Craven Road includes a post and rail fence, hedging and close board timber gate. The front external amenity space (lawn) is shown as a car parking area (hard standing).

2. Planning History

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

Application	Proposal	Decision / Date
05/01344/HOUSE	Proposed alteration and extension to existing bungalow.	Approved 03/07/2005
95/46272/CERTP	Certificate of lawfulness for an existing use of land as garden area.	Approved 14/03/1995
20/00048/FUL	Replacement dwelling with attached double garage and annex above.	Withdrawn 06/03/2020

- 2.2 Recent application 20/0028/FUL was for a larger replacement dwelling on the site and was withdrawn following a discussion between the agent and case officer. The reduction between the previously withdrawn proposal scheme and the proposal currently before Members is not a material planning consideration and should not be given any weight in the planning balance.

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 26.05.2020 at the front of the site, the deadline for representations expired on 16.06.2020.
- 3.3 **At the WAPC of 22nd July 2020, where this application was first considered and then deferred, Members queried the level of engagement between the case officer and agent. During the course of the application there has only been limited contact and correspondence with the agent and applicant but the case officer responded those contacts that were received and advised of her concerns and likely recommendation prior to the meeting of the WAPC.**

- 3.4 The Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the 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).
- 3.5 Since the Members call-in form was submitted there have been two highly relevant appeal decisions issued by the Planning Inspectorate which clearly and helpfully interpret policy C7 of the Housing Site Allocations DPD, these appeal decisions are material considerations:
- Appeal 3244084, determined 30th June 2020 – Appendix A
 - Appeal 3243683, determined 18th June 2020 – Appendix B

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.

Inkpen Parish Council:	<p>Object</p> <p>a) Inkpen village has a scattered development in the NWD AONB area with open countryside and no settlement boundary - the openness is a material feature for consideration as well as location and landscape impact.</p> <p>b) The planning application, although reduced by removal of the front attached garage, still proposes a much larger development in scale and mass that overpowers the site and cannot be justified due to its proximity to the footpath and enjoyment of walkers and ramblers who enjoy the openness and tranquillity of the countryside. The development would have significant visibility on the landscape as walkers' approach or exit the footpath.</p> <p>c) The replacement building is disproportionate to the current dwelling, which nestles nicely within the countryside and its setting in the wider landscape.</p> <p>d) The reference to the size of the plot is irrelevant to be included for consideration as any encroachment on the paddock land for extended residential garden could not be supported due to the protection of valuable countryside - and represents a green wedge which stretches behind the dwellings along Craven Rd. Councillors requested that the curtilage should be enforced with no intrusion into paddock/agricultural land - supporting a decision of refusal made recently in Inkpen.</p> <p>e) Reference to Hunters Way is irrelevant as the planning officer at the time rightly recommended refusal of the development in the AONB joined by the residents and the Parish Council but overturned in committee.</p>
WBC Highways:	<p>No objections</p> <p>Adequate car parking and cycle storage is proposed.</p>

	<p>The plans must specify that the proposed electric vehicle charging point will be a minimum of 7 kw. At this stage a pre-commencement condition is requested for this.</p> <p>This application provides an opportunity to improve highway safety. It is request a bonded surfacing is provided for the first 3 metres into the access measured from the edge of the carriageway to reduce the likelihood of loose material migrating onto the carriageway, which is a potential skid hazard.</p>
Public Rights of Way	No objections
Drainage Officer	Standing advice
Natural England	No comments to make
Ecology	No objections, subject to planning conditions
Rambling Society	No comments received
Tree Officer	No comments received
Thames Water	No comments received
Environment Agency	No comments received

Public representations

- 4.2 A representation has been received from one contributor who supports the proposal.
- 4.3 The full response may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- The design is of a high quality and an improvement to the existing
 - Largely screened from adjacent footpath
 - Disagree with Inkpen Parish Council's recommendation

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, CS1, CS4, CS5, CS13, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
 - Policies C1, C3, C7 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
 - Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC Quality Design SPD (2006)
- Inkpen Village Design Statement

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of Development
- Design, Character and Appearance
- Ecology

Principle of development

6.2 In determining the principle of residential development, the relevant local plan policies are ADPP1, ADPP5 and CS1 of the Core Strategy and policies C1 and C7 of the Housing Site Allocations DPD.

6.3 The site is located outside of a defined settlement boundary, as such it is located within the open countryside in accordance with policy ADPP1. It also lies within the North Wessex Downs AONB in which both policy ADPP5 and the NPPF require that development should take account of this national designation by conserving and enhancing the local distinctiveness, sense of place and setting of the AONB.

6.4 Under policy CS1 new homes will be located in accordance with the settlement hierarchy outlined in the Spatial Strategy and Area Delivery Plan Policies.

6.5 The policies of the Local Plan are to be read together, in connection with policy ADPP1, policy C1 of the Housing Site Allocation DPD details the circumstances under which residential development outside of a defined settlement boundary may be acceptable, this includes the replacement of existing dwellings.

6.6 The replacement of existing dwellings in the open countryside must comply with policy C7, which states that replacement dwellings will be permitted providing that:

- i. The existing dwelling is not subject to a condition limiting the period of use as a dwelling; and
- ii. The replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and does not have an adverse impact on:
 1. The character and local distinctiveness of the rural area
 2. Individual heritage assets and their settings
 3. Its setting within the wider landscape; and
- iii. There is no extension of the existing curtilage, unless required to provide parking or amenity space to be consistent with dwellings in the immediate vicinity; and
- iv. Where the existing dwelling forms part of an agricultural, equestrian, or other commercial rural enterprise and is an essential part of that enterprise, the

- replacement dwelling must continue to perform the same function. An occupancy condition may be applied; and
- v. The impact on any protected species is assessed and measures proposed to mitigate such impacts.
- 6.7 The existing dwelling on site is of a permanent structure and is not subject to a condition limiting the period of use of the building as a dwelling.
- 6.8 The proposed dwelling is not proportionate to the existing dwelling on site. The previous Committee Reports showed a comparable table showing the differences between the existing and proposed dwelling. The previous measurement included were based on what is visible from the public domain.**
- 6.9 Following the deferral of the application at WAPC, the agent has submitted a collection of plans which include measurements. The amended plans show the existing dwelling as a different size to the plans that were originally submitted and considered by the case officer and Members. A number of the plans use a “sketchy line” effect, this creates a number of lines on the plan, the sketchy nature of the submitted plans also make the exact measurement of the ground level unclear. Some of the amended plans submitted by the agent now show definite lines which can be more accurately measured from. Within the planning system it is a requirement for the applicant/agent to submit accurate plans and factually correct supporting information. Officers have accepted the amended plans as part of the current application.**
- 6.10 The Case Officers original GIA measurement for the existing dwelling contained a typo and should read 166sq.m. The difference in the Case Officers’ measurements and the applicant/agents’ measurement for the proposed footprint and GIA and footprint appears to be the result of the inclusion/exclusion of the proposed shed, approximately 14sq.m (based on the Case Officer’s measurement, this measurement has not been provided by the applicant/agent).**
- 6.11 For complete clarification and the avoidance of doubt the agreed measurements based on the latest set of plans are provided below. These measurements do not include any sheds or garages. On plans which include “sketchy lines” the measurement is taken from the outer line. For measurements where there is a marginal difference of under 1%, the case officer is content to use the measurements provided by the agent as this is not a material difference and will not affect the overall conclusion reached, level of conflict with policy or the recommendation. For the purpose of consideration against policy C7 of the Housing Site Allocations DPD, using the standard methodology used by officers when considering such applications, the following measurements which include the entirety of the proposed and existing dwellings (but excludes any detached outbuildings) should be taken into account.**

	Existing	Proposed	Difference	Percentage Increase
Height	5.1m	7.6	2.5m	49%
Footprint	164sq.m	181sq.m	17sq.m	10%
GIA	147sq.m	286sq.m	139sq.m	95%
Length	16.1m	15.2	-0.9m	-5.6%
Width/Depth	10.6m	13.1	2.5m	23.6%

6.12 There remains differences between the officer's measurements for cubic capacity and those of the agent's. The officer's measurements are; (approximately) existing, 682.2m³, proposed 1249.9m³, the difference equals an increase of approximately 82.1%. The agent's measurements are, existing 696m², proposed 1040m³ which is an increase of 49.4m³. The measurements were also calculated by a second officer, who again found different results (a higher percentage increase was calculated). Whilst there are discrepancy over the volume increase calculations, in accordance with policy C7 a visual, qualitative judgement is required, for which these calculations, whilst helpful as an aid, are not proscriptive. The application must be assessed on whether the proposed plans before Members, are proportionate to the existing plans and the dwelling which is current on site. The case officer remains strongly of the view that they are not.

6.13 The wording of policy C7 states that if a replacement dwelling is disproportionate it will not be acceptable. The key components of proportionality are the scale, massing, height and layout of a development. Similarly to the consideration of extensions to existing dwellings in the countryside; there are no rules that can be applied as to the acceptable size of a replacement dwelling. Any size increase has to be considered on the basis of the impact of a particular property in a particular location. The site is located in a highly sensitive area, outside of a designed settlement boundary, within the open countryside and within the North Wessex Downs AONB. In accordance with the NPPF, the AONB is to be afforded the highest level of protection in planning terms.

6.14 Members are asked to note that policy C7, unlike its predecessor, does not specifically refer to percentage increases when assessing applications, rather it refers to proportionality of the existing dwelling which is to be replaced. Figures relating to percentage increases are included to assist members in taking a view on the issue of proportionality. In officers view the figures supplied indicate that the proposed dwelling is not proportionate to that which is proposed.

6.15 Whilst guidelines on acceptable levels of percentage increases do not form part of the current policy, they are an essential tool in helping to gauge whether the proposed dwelling is proportionate to the existing dwelling in terms of size and scale.

6.16 In officers' view a two storey dwelling in replacement of a single storey bungalow with a 49% increase in height and a 95% increase in GIA cannot be considered as proportionate.

6.17 Policy C7 criteria ii also requires the proposal scheme to use appropriate materials which do not have an adverse impact on the character and local distinctiveness of the

rural area, and the site's setting within the wider landscape. The proposal scheme includes a significant level of glazing, the external render uses a large amount of flint and light grey window frames and rain water guttering. There are no other dwellings in the immediate area which include a comparable high level of glazing. The use of flint does not form part of the local street scene or the character of the area, although it is noted that it is used in dispersed areas of the parish of Inkpen. Light grey window frames and rain water pipes would also be alien within the narrow and wider setting.

- 6.18 The supporting text of policy C7, paragraph 4.57, states: *“There is evidence within the AONB of small rural properties being purchased, then demolished and replaced with substantial new houses that are alien to the local context and the special qualities and natural beauty of the landscape of the AONB. Such development neither enhances nor conserves the character of the AONB and will be resisted.”*. This paragraph is directly applicable to the proposal scheme. Paragraph 4.58 of policy C7 goes on; *“If a replacement dwelling is disproportionate it will not be acceptable. The key components of proportionality are the scale, massing, height and layout of a development.”*.
- 6.19 Due to the proposed increase in scale and bulk, along with the proposed materials which do not relate to the surrounding character and appearance of the area, officers conclude that the proposed replacement dwelling clearly fails to satisfy criteria ii of policy C7.
- 6.20 The current application does not include an extension to the current residential curtilage. The residential curtilage was extended into the neighbouring paddock in 1995 under Certificate of Lawfulness reference 95/46272/CERTP.
- 6.21 The existing dwelling on site does not part of an agricultural, equestrian, or other commercial rural enterprise.
- 6.22 Matters relating to ecology are discussed later in this report.
- 6.23 A brief summary of the appeals under appendix A and B is provided below as this may be of assistance to Members when considering matters relating to the principle of development and interpreting policy C7:

Appeal Reference	Paragraph Number	Quote
3243683	10	The substantial additional floor area and volume that would result from the proposed development, relative to those of the existing dwelling to be replaced, and notwithstanding the proposed reduced ground level, could not reasonably be said to be proportionate in the terms of Policy C7. More importantly in this case is the impact of the proposed dwelling on the landscape of the AONB, where great weight should be given to conserving and enhancing the landscape and scenic beauty of the area.
3243683	12	I have been referred to the design approach and changes made to the scheme during the course of the appeal application. I note that within the area that there are a variety of house designs and a substantial number of detached properties. I find that the design of the proposed replacement dwelling would not be alien to these. However, this does not alter my view

		that the size of the proposed development would be disproportionate to the existing dwelling on site.
3244084	17	I note the comments in relation to the size and positioning of the proposed replacement dwelling when compared with other dwellings in the area, and that this lends support to the proposal. I am however not convinced by these submissions. In my view, the wording of Policy C7 is clear that the assessment of whether a proposal is proportionate relates to the existing dwelling on the site and not those around it. The impact of the proposal upon the character and local distinctiveness needs to be considered, relative to the impact of the existing property.

6.24 The principle of the development for the proposal scheme is contrary to policies ADPP1, ADPP5 and CS1 the Core Strategy and policies C1 and C7 of the Housing Site Allocations DPD.

Character and appearance

6.25 Core Strategy Policy CS14 states that new development must demonstrate a high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. It further states that design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality.

6.26 Core Strategy Policy CS19, outlines that in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard has been given to the sensitivity of the area to change and ensuring that the new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

6.27 Policy C3 of the Housing Site Allocations DPD is relevant when assessing the design of the proposal scheme. In accordance with policy C3, the acceptability of the replacement dwelling must be assessed against its impact on the landscape character of the area and its sensitivity to change. New dwellings in the countryside should be designed having regard to the character of the area and that of the existing built form in the locality.

6.28 Part 2 of the Council's Quality Design SPD provides detailed design guidance on residential development. It offers guidance on how to preserve residential character by emphasising that respecting the physical massing of an existing residential area is a critical part of protecting residential character.

6.29 Paragraph 17 of the National Planning Policy Framework (NPPF, 2019) states that in relation to design, Councils should always seek to secure high quality design which respects and enhances the character and appearance of the area. The NPPF is clear that good design is indivisible from good planning and attaches great importance to the design of the built environment. In accordance with the NPPF great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to conserving and enhancing the natural environment.

- 6.30 The application site is within a relatively prominent and open location in the AONB and open countryside, and is visible from the public domain including the adjoining public right of way. The existing dwelling and structures on site are of a far less obtrusive scale, bulk and massing than that proposed.
- 6.31 The impact of the proposed development on the nearby public rights of way was queried by Members during the previous WAPC. Whilst some Members of the Committee were of the view that the proposed dwelling would not be overly visible from the public right of way (INKP/16/1), as is the case with the existing bungalow, it is important to note that the existing bungalow is substantially lower than the proposed two storey dwelling which will extend well above the existing screening on the boundaries. The extension of Quill Cottage is not visible from INKP/16/1. It is also the case that most of the existing trees and hedges on the site boundaries will lose their leaves during the autumn and winter months, as such provide much less screening. These trees and hedges are not subject to a TPO and could be cut back or removed at any time by the current or future occupiers. The reliance on none protected trees and hedges as a form of screening is not advised, as there is no mechanism that can ensure they remain in perpetuity.**
- 6.32 **Public right of way INKP/15/1 exits on to Craven Road directly in front of the proposal site. Owing to the overall size, scale and bulk of the proposed dwelling will be highly visible when walking towards Craven Road along the public right of way.**
- 6.33 The current site is visually open, by way of the low impact bungalow, staggered building lines and soft landscaping to the front. The proposal scheme includes a two storey dwelling of a considerable mass, scale and bulk. It is noted that the middle section of the front elevation is very slightly set back within the building by 40cm, the impact of this on breaking up the bulk of the proposed dwelling is minimal. The proposed dwelling is over dominating within its plot. The negative visual impact of the dwelling is further exacerbated by the inclusion of a 1.8m flint wall with brick detailing. The wall further reduces the openness of the site which results in additional harm to the character and appearance of the surrounding area, namely the open countryside and North Wessex Downs AONB.
- 6.34 With the exception of the dwelling known as Alderbrook, which is a 1.5 storey dwelling approximately 80m from the proposed dwelling, the use of dormer windows does not form part of the street scene. The proposal scheme includes a total of five dormer windows, one of which is on the front elevation facing Craven Road and two on the south- east elevation overlooking the adjacent public right of way. The Quality Design SPD Part 2 states that the use of dormers may be acceptable as long as the positioning of windows is not out of place with the prevailing pattern of fenestration. The use of dormer windows in this location does not form part of the street scene or respect the character and appearance of the area.
- 6.35 During the WAPC 21st July 2020, it was queried by Members whether there was more than just a single dwelling which includes dormer windows in the vicinity of the site. The area assessed by the case officer when viewing other dwellings with dormer windows is the immediate area surrounding the proposed dwelling, which covers the houses which the proposed development scheme will be read in conjunction with when viewed the street scene. These dwellings include the stretch of from Quill Cottage to Honeysuckle Cottage on both sides of the road.**
- 6.36 The front and rear elevations of the proposal scheme include a large level of glazing. The front elevation faces the Craven Road and rear elevation is adjacent to rural paddocks. Due to the high level of glazing the proposal scheme will result in light spillage into the North Wessex Downs Area of Outstanding Natural Beauty. Both the Councils

Quality Design SPD Part 5 and the North Wessex Downs Management Plan (2004) aim to protect the dark skies of the AONB. There are no street lights along Craven Road, as such the light spillage of the proposed dwelling will impact the dark skies.

6.37 The proposed materials are alien within the street scene. The front and rear elevational treatment of the proposal scheme includes a significant level of the material 'flint'. This material is not associated within the street scene and wider area. Similarly, the use of light grey drain pipes and window fittings does not form part of the wider street scene.

6.38 At the previous WAPC (21/06/2020), a Member and the applicant indicated that the applicant would be willing to amend the scheme, changing the proposed materials and boundary treatment. Post Committee this was put to the applicant/agent who has stated that they are unwilling to amend these elements of the proposal scheme prior to determination:

***"We believe that the materials as proposed are appropriate to the street scene, to the village of Inkpen and to the wider rural West Berkshire location. As per my previous statement for committee, they are exactly what is identified in the Inkpen Village Design Statement as being appropriate. We have not been provided with any indication that alternative materials would be viewed more positively. I don't think changing materials is appropriate at this stage. However final approval of materials is a standard condition that is normally applied to approvals for new/replacement dwellings so if the materials are an issue, then it would be reasonable to point out to committee members that a change of material could be dealt with by condition."** (email from applicant 26/08/2020)*

6.39 Whilst it is possible to condition the materials of a dwelling via a planning consent, given the prominent and highly sensitive nature of the development, this is not the most appropriate mechanism to determine the proposed materials, particularly if substantial changes are proposed. The final design should be submitted as an entirety to allow Members make a fully informed decision on the final appearance of the proposal scheme.

6.40 The applicant/agent is also of the view that the overall landscaping boundary treatment could be controlled via condition, should Members vote to approve the scheme, the approved plans would including the 1.8m flint wall, the wall could therefore be lawfully constructed. Again, due to the prominent and highly sensitive location, it is extremely preferable for the development to be assessed and determined as whole particularly with regard to significant factors such as materials and landscaping. Should the application be approved, the 1.8m wall could be lawfully constructed.

6.41 It is also noted that the applicants' written submission for the WAPC 21st July 2020, included the suggestion that the 1.8m wall could be removed from the proposed development if the applicant was approved, and that this could be done via a planning condition. The Case Officer provided the applicant/agent with the opportunity to amend the plans after the previous Committee, this offer was not taken up by the applicant/agent and no amended plans have been received.

6.42 The proposal scheme includes the demolition of the existing single garage which is set back from the main dwelling. The proposed new shed is located to the front of the dwelling at the corner of the public right of way and Craven Road. The placement of outbuildings/sheds/garages forward of the principle elevation of a dwelling does not form part of the street scene and is incongruous in its setting.

6.43 The proposed dwelling is not considered as a high quality design which has been formulated to make a positive contribution to the open countryside and AONB. The

proposal has not taken into consideration the character and appearance of the surrounding area, rather it appears to have been designed independently of its setting. The proposed dwelling does not relate to the character and appearance, or surrounding dwellings and will result in harmful visual impact on the open countryside and North Wessex Downs AONB.

7. Ecology

- 7.1 To the north-east of the site, approximately 57m away is an expansive Biodiversity Opportunity Area. Approximately 180m to the north is the Local Wildlife Site Craven Road Field, and approximately 253m to the south is another Local Wildlife Site known as Hayes Well Field.
- 7.2 An Ecology report has been submitted with the current application. The report identifies the presence of bats within the existing dwelling and nesting birds in the ivy growing up the dwelling. The Council's Ecologist has been consulted as part of the application process has raised no objections to the application subject to relevant planning conditions which include mitigation schemes.

8. Planning Balance and Conclusion

- 8.1 The principle of the proposed development is not acceptable and is contrary to policies ADPP1, ADPP5 and CS1 of West Berkshire Councils Core Strategy and policies C1 and C7 of the Housing Site Allocation DPD.
- 8.2 **Due to the significant conflict of the proposed development with the requirements of policy C7 of the Housing Site Allocation DPD, officers believe the grant of planning permission would undermine and cause significant harm to the achieving the aims of the Local Development Plan. The proposed development is contrary to the policies of the Local Plan, which must be the starting point for decision making in respect of planning applications.**
- 8.3 By virtue of the overall design, including scale; mass, layout, height and materials, the proposal scheme does not make a positive contribution to the street scene. The proposed dwelling would appear incongruous within its rural setting. The design of the proposal scheme would significantly detract from the character and setting of the open countryside and result in visual harm to the North Wessex Downs Area of Outstanding Natural Beauty.

9. Full Recommendation

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

Refusal Reasons

1.	<p>Principle of Development</p> <p>The proposal is considered to be unacceptable in principle. The site is within open countryside in the North Wessex Downs AONB. The replacement dwelling is disproportionate in size, scale, mass and bulk to the existing dwelling and will have an adverse and harmful impact on the setting, character and appearance of the site within the wider landscape including the open countryside and North Wessex Downs AONB.</p> <p>The proposal is contrary to development plan policies ADPP1 and ADPP5, of the West Berkshire Core Strategy (2006-2026) and policies CS1 and CS7 of the Housing Site Allocations DPD and the National Planning Policy Framework (2019).</p>
2.	<p>Design and Impact on the Open Countryside an North Wessex Downs AONB</p> <p>By the nature of the proposed dwellings scale, mass and bulk the development would result in a harmful impact on the openness and rural character of the street scene, open countryside and North Wessex Downs AONB. The use of flint material, light grey window casement and drain pipes, and inclusion of dormer windows do not form part of the design of the street scene. The proposed dwelling includes a significant level of glazing in an area which benefits from dark skies. The soft landscaping to the front of the site, facing Craven Road will be lost and replaced with hardstanding and a timber shed forward of the principle elevation. For the reasons listed the proposed development would not result in a replacement dwelling of high quality design which respects the rural character and appearance of the open countryside, North Wessex Downs AONB and street scene. It would result in a much larger, higher and prominent built form on the site, of inappropriately suburban design, which would have a significantly detrimental visual impact on the character and appearance of the local area and the surrounding AONB. Due to the extensive areas of glazing proposed there would also an unacceptable negative impact on the dark skies within this part of the AONB.</p> <p>The proposal is contrary to development plan policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and policies CS3 and CS7 of the Housing allocations DPD, West Berkshire Councils Quality Design SPD Part 5 and the North Wessex Downs Area of Outstanding Natural Beauty Management Plan and the National Planning Policy Framework (2019).</p>

Informatives

1.	<p>Proactive</p> <p>In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has also been unable to find</p>
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	an acceptable solution to the problems with the development so that the development can be said to improve the economic, social and environmental conditions of the area.
2.	<p>CIL</p> <p>The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil</p>



Appeal Decision

Site visit made on 26 May 2020

by **Adrian Hunter BA(Hons) BTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30th June 2020

Appeal Ref: APP/W0340/W/19/3244084

Nightingale Farm, Wantage Road, Leckhampstead, Newbury, West Berkshire RG20 8QT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Collins against the decision of West Berkshire Council.
 - The application Ref 19/01837/FULD, dated 15 July 2019, was refused by notice dated 2 December 2019.
 - The development proposed is construction of replacement dwelling, driveway and associated landscaping.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. My attention has been drawn to an error on the decision notice, with the reasons for refusal referring to 'Policies CS1, CS3, CS7 and CS8 of the Housing Allocations DPD', were it should actually refer to Policies C1, C3, C7 and C8. I have determined the appeal on this basis.

Main Issue

3. The main issue is the effect of the proposal upon the character and appearance of the countryside, which lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

Reasons

4. The appeal site includes a parcel of open agricultural land, which lies to the west of the existing farm complex. It is located within the AONB, with the land rising gradually upwards away from the road. The southern and western boundaries of the site are defined by well established tree belts. The northern boundary is more open, but contains a number of large, mature trees.
5. The appeal site and the surrounding area is relatively open, with the few buildings that are present, being low-rise and positioned on lower ground. One of the characteristics of this part of the AONB is its openness.
6. The existing farm complex includes a bungalow, which is located close to the road, although it is separated from the road by a single storey garage and parking area. It is relatively well screened by roadside planting. Immediately to the west of the bungalow is a large agricultural style barn.

7. It is proposed to demolish the existing bungalow and to erect a new dwelling on the land to the west of the existing barn. The site of the existing dwelling would be returned to agricultural use.
8. The site lies in the countryside, where the West Berkshire Core Strategy (CS) Policy Area Delivery Plan Policy AADP1 states that only limited development will be allowed, focussing on addressing identified needs and maintaining a strong economy. CS Policy AADP5 deals with the AONB and requires development to conserve and enhance the local distinctiveness, sense of place and its setting.
9. Policy C1 of the Housing Site Allocation Development Plan Document (HSADPD), identifies that, subject to a number of exceptions, there is a presumption against new residential development outside of the settlement boundaries. One of the exceptions identified in Policy C1 is proposals for replacement dwellings.
10. Policy C7 of the HSADPD allows for the replacement of existing dwellings in the countryside, subject to specific criteria being met. One of these criteria is that replacement dwellings should be proportionate in size and scale to the existing dwelling and not have an adverse impact upon the character and local distinctiveness of the rural area, individual heritage assets and their settings, and the proposed replacement building's setting within the wider landscape.
11. The current dwelling on site is a relatively modest bungalow, although it benefits from an extant permission (19/01837/FULD) which would provide first floor accommodation, along with a single storey ground floor extension. There are also a number of existing outbuildings. Whilst the main parties are not in agreement over the exact amount of the increase and whether the existing outbuildings should be included within the calculations, they both agree that the proposed replacement dwelling would be larger than the property to be replaced, even when including the extant permission and the outbuildings.
12. In assessing proportionality, the supporting text to Policy C7 identifies that the key components are scale, massing, height and layout of a development. In this case, a further consideration is the impact of the proposed replacement dwelling upon the special landscape qualities of the AONB.
13. The replacement dwelling would not be sited on the location of the existing property but rather on higher land set away from the road. By comparison to the existing dwelling, where the footprint is dispersed, that of the proposed dwelling would be greater and concentrated into a single, larger building. The proposed replacement building would therefore be of a greater scale, bulk and massing than the property to be replaced. Given the additional height of the replacement dwelling and the rising nature of the appeal site, it would be more visible in the landscape than the existing dwelling. Therefore, even when compared with the extant permission to enlarge the existing bungalow, the proposal would be disproportionate to the existing dwelling on site. As such, it would have an adverse impact on the character and local distinctiveness of the rural area.
14. Due to intervening landscaping, established tree belts and surrounding topography, visibility of the appeal site is limited. Views are principally restricted to those from the road, immediately in front of the site, and those from the site entrance. In these views, the existing dwelling is relatively unobtrusive and benefits from existing screening from roadside planting. In

contrast however, despite being set further away from the road, the location of the proposed replacement dwelling is more visible, principally due to the site being located on higher land. Furthermore, existing views are of an open, undeveloped agricultural field, characteristic of the wider AONB. The introduction of residential development and associated activity into this part of the site, would erode the existing open aspect and encroach into the countryside. I note that careful attention has been paid to the overall design of the dwelling, the proposed materials to be used and the provision of additional landscaping, along with returning the site of the existing dwelling to agricultural use. Whilst all of these together would serve to offset some of the impact, the overall scale, bulk and massing of the replacement dwelling would be overly prominent in these views, and that on balance, the proposal would fail to conserve the landscape and scenic beauty of the AONB.

15. I note the submissions with regards to the current issues with the location of the existing dwelling in terms of its exposure to road noise, its suitability for family life and its layout. Whilst these are considerations, they do not justify the significant identified harm to the AONB.
16. For the above reasons, I therefore conclude that the proposed development would harm the character and appearance of the area and would therefore fail to preserve the natural beauty of the AONB. As such, in this regard, the proposal is contrary to development plan Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies C1, C3 and C7 of the HSADPD, the North Wessex Downs AONB 2014-2019 and Policies contained within Part 12 and paragraph 172 of the National Planning Policy Framework. These Policies, amongst other things, require new development to demonstrate high quality design, which respects and enhances the character and appearance of the area and that it is appropriate in terms of its location, setting and design in its local context.

Other Matters

17. I note the comments in relation to the size and positioning of the proposed replacement dwelling when compared with other dwellings in the area, and that this lends support to the proposal. I am however not convinced by these submissions. In my view, the wording of Policy C7 is clear that the assessment of whether a proposal is proportionate relates to the existing dwelling on the site and not those around it. The impact of the proposal upon the character and local distinctiveness needs to be considered, relative to the impact of the existing property.
18. I have been referred to the positive response by Council officers to the submitted pre-application enquiry. Whilst I appreciate that the pre-application advice differs from the decision on the appeal application, it is not a matter for me, and I have determined the appeal based on the planning considerations.

Conclusion

19. I conclude, for the reasons outlined above, that the appeal should be dismissed.

Adrian Hunter

INSPECTOR

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Appeal Decision

Site visit made on 26 May 2020

by Adrian Hunter BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th June 2020

Appeal Ref: APP/W0340/W/19/3243683

Redwood, Burnt Hill, Yattendon, Thatcham RG18 0XD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Bellmore Homes Ltd (Mr Justin Knott) against the decision of West Berkshire Council.
 - The application Ref 19/01646/FULD, dated 18 June 2019, was refused by notice dated 28 October 2019.
 - The development proposed is revised application for demolition of existing house, garage and outbuildings, erection of one new house.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area and the qualities of the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

Reasons

3. The site lies within the AONB, within the hamlet of Burnt Hill. The appeal site is occupied by a detached dwelling and a single storey detached garage and lies between two existing properties, Thee Oaks and The Bungalow. All three properties are detached, set back from the road, positioned within large plots. On the opposite side of Scratchface Lane, the development pattern is similar, which includes a number of detached dwellings, along with a cul-de-sac development of large properties.
4. It is proposed to demolish the existing buildings on the site and erect a replacement dwelling.
5. The site lies in the countryside in terms of the development plan, where the West Berkshire Core Strategy (CS) Policy Area Delivery Plan Policy AADP1 states that only limited development will be allowed, focussing on addressing identified needs and maintaining a strong economy. CS Policy AADP5 deals with the AONB and requires development to conserve and enhance the local distinctiveness, sense of place and its setting.
6. Policy C1 of the Housing Site Allocation Development Plan Document (HSADPD), identifies that, subject to a number of exceptions, there is a presumption against new residential development outside of the settlement

- boundaries, subject to some prescribed exceptions. One of the exceptions identified in Policy C1 is proposals for replacement dwellings.
7. Policy C7 of the HSADPD allows for the replacement of existing dwellings in the countryside, subject to specific criteria being met. One of these criteria is that replacement dwellings should be proportionate in size and scale to the existing dwelling and not have an adverse impact upon the character and local distinctiveness of the rural area, individual heritage assets and their settings, and the site's setting within the wider landscape. With regards to whether a proposal is proportionate, the supporting text to the Policy identifies that the key components are scale, massing, height and layout of a development.
 8. The existing dwelling on site, based on the figures on the submitted drawings, occupies a ground floor footprint of 51.28sqm, with a first floor area of 49.56sqm. The existing single storey garage occupies an area of 13.5sqm. Submitted sections show the roof height of the existing property to be 119.82OD.
 9. Based on the submitted drawings, the proposed replacement dwelling would occupy a ground floor footprint of 185.8sqm, with a first floor area of 182.1sqm. The height of the proposed dwelling would be 120.52OD. Some ground levelling work would be undertaken to cut the dwelling into the sloping landscape.
 10. The substantial additional floor area and volume that would result from the proposed development, relative to those of the existing dwelling to be replaced, and notwithstanding the proposed reduced ground level, could not reasonably be said to be proportionate in the terms of Policy C7. More importantly in this case is the impact of the proposed dwelling on the landscape of the AONB, where great weight should be given to conserving and enhancing the landscape and scenic beauty of the area.
 11. The proposed replacement dwelling would be substantially larger in terms of footprint, floor area and height. It would have a larger expanse of roof and, when viewed within its rural context, the proposed replacement building would be of a considerably greater scale, bulk and massing than the property to be replaced. Furthermore, when viewed within the street scene, the frontage of the building would measure approximately 16m in length, compared with the existing dwelling which measures approximately 8m. As a consequence, the proposal would introduce a substantial new dwelling that would have an adverse impact on the character and local distinctiveness of the rural area. The scale, massing and height of the dwelling would fail to conserve and enhance the AONB by detracting from its rural character and scenic beauty.
 12. I have been referred to the design approach and changes made to the scheme during the course of the appeal application. I note that within the area that there are a variety of house designs and a substantial number of detached properties. I find that the design of the proposed replacement dwelling would not be alien to these. However, this does not alter my view that the size of the proposed development would be disproportionate to the existing dwelling on site.
 13. For the above reasons, I therefore conclude that the proposed development would harm the character and appearance of the area and would therefore fail to conserve and enhance the landscape and scenic beauty of the AONB.

14. As such, in this regard, the proposal is contrary to development plan Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 and Policies C1, C3 and C7 of the HSADPD. In this respect it would also conflict with the North Wessex Downs AONB Management Plan 2014-2019, the Adopted Quality Design SPD and Policies contained within Part 12 and paragraph 172 of the National Planning Policy Framework (The Framework). These policies, amongst other things, require new development to demonstrate high quality design, which respects and enhances the character and appearance of the area and that it is appropriate in terms of its location, setting and design in its local context.

Other Matters

15. In coming to my decision, I have had regard to the previous Inspector's decision on the site¹. I note however that that proposal was for the provision of two dwellings on site and therefore fell to be assessed against different policy tests. As a consequence, the Inspector considered that Policy C7 was not relevant to the consideration of that appeal. I therefore find that the circumstances which were applied to the other case are not directly comparable to those before me. In any case, I am required to determine the appeal on its own merits.
16. The development would be required to make a financial contribution under the Community Infrastructure Levy. It is also put to me that the scheme meets the three overarching objectives for sustainable development as set out in the Framework. In this regard, I note that the Framework identifies that these should not be taken as criteria against which every decision can or should be judged. In any event, I consider that these benefits would be modest given the scale and the development proposed, such that they would be outweighed by the significant harm, when viewed against the importance the Framework gives to good design and protection of AONBs.

Conclusion

17. I conclude, for the reasons outlined above, that the appeal should be dismissed.

Adrian Hunter

INSPECTOR

¹ APP/W0340/W/18/3214091

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WESTERN AREA PLANNING COMMITTEE
14TH OCTOBER 2020

UPDATE REPORT

Item No: (1) **Application No:** 20/01083/FUL **Page No.** 59-84

Site: Quill Cottage, Craven Road, Inkpen, RG17 9DX

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions:

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Ashley Jones (Applicant) – available to answer questions at the meeting

Ward Member(s) speaking: Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

1. Additional Consultation Responses

Public representations:	Four additional letters of support have been received.
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2. Inkpen Village Design Statement (IVDS)

Officers have made a detailed review of the Village Design Statement in response to comments raised regarding the proposed design of the replacement dwelling and compliance with this document and would like to draw the Members' attention to the following sections:

Page 5: *"There is general agreement amongst residents that the suburbanisation of the village should be resisted as far as possible"*

The design of the proposed replacement dwelling is considered to be suburban in appearance and out character with the other dwellings in the immediate vicinity and the wider vernacular of the village. Accordingly the application is not considered to comply with the aspirations of the Inkpen VDS.

Page 5, paragraph 3.2 – *“As with many other villages in this area Inkpen suffers from high house prices and a lack of local employment opportunities. In addition, the stock of smaller houses is reduced as existing dwellings are extended or re built.”*

Officers note the Parish’s concerns with homogenisation of larger dwellings in rural locations in this respect, and the need for retention of a diverse mix of dwelling types to meet all needs. This proposal seeks to remove the existing bungalow and replace it with a much larger house, reducing the housing stock of smaller houses.

Page 5, *“The Parish Appraisal revealed that there was public support for encouraging the design of houses to reflect predominant local characteristics.”*

This point is addressed in detail within the body of the main Committee Report. Whilst it may be used in other areas of Inkpen, the use of the material flint does not form part of the immediate street scene along Craven Road. The front elevation of the proposed dwelling and the proposed 1.8m boundary wall use a large level of flint. The use of this material is will be incongruous within the street scene and cause visual harm to the character and appearance of the area. The design of the proposal scheme does not reflect the predominant local characteristics.

Section 8: Planning Guidelines:

Paragraph 8.7 (ii) *Materials should be chosen to respect the style, colours and textures of neighbouring buildings within the local context.*

Paragraph 8.12 (i) *New and extended external walls should relate to the materials of the existing/surrounding buildings.*

Officers do not consider that the proposed palette of materials reflects those evident in the immediately neighbouring street scene or elsewhere in the village of Inkpen.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.

DRAFT

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

WESTERN AREA PLANNING COMMITTEE

EXTRACT OF THE MINUTES OF THE MEETING HELD ON WEDNESDAY, 14 OCTOBER 2020

Councillors Present: Adrian Abbs, Phil Barnett, Dennis Benneyworth, Hilary Cole, Carolyne Culver, Clive Hooker (Chairman), Andy Moore (Substitute) (In place of Tony Vickers) and Howard Woollaston

Also Present: Sharon Armour (Solicitor), Paul Goddard (Team Leader - Highways Development Control), Jenny Legge (Principal Performance, Research and Consultation Officer), Lydia Mather (Senior Planning Officer), Matthew Shepherd (Planning Officer), Anna Smy (Team Manager - Environmental Quality) and Simon Till (Senior Planning Officer)

Apologies for inability to attend the meeting: Councillor Jeff Cant and Councillor Tony Vickers

PART I

25. Minutes

The Minutes of the meeting held on 23 September 2020 were approved as a true and correct record and signed by the Chairman.

Councillor Carolyne Culver asked whether Conditions regarding the underpass had been omitted from the minutes for Items (4)1 and 2. Planning officers were asked to investigate and confirm at the next meeting.

26. Declarations of Interest

Councillor Carolyne Culver declared an interest in Agenda Items (4)2, 3 and 4, but reported that, as her interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, she determined to remain to take part in the debate and vote on the matter.

Councillor Phil Barnett declared an interest in Agenda Items (4)2 and 3, but reported that, as his interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.

Councillors Adrian Abbs and Howard Woollaston Barnett declared an interest in Agenda Items (4)4, but reported that, as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

The Chairman informed the Committee that, due to the priority of the application and his concerns regarding the time available to discuss all four Items, he had decided to bring forward Item (4)4 to second in the running order. This decision was made under section 7.3.3 of the West Berkshire Council Constitution.

27. Schedule of Planning Applications

WESTERN AREA PLANNING COMMITTEE - 14 OCTOBER 2020 - MINUTES

(1) **Application No. and Parish: 20/01083/FUL - Quill Cottage, Craven Road, Inkpen**

1. The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 20/01083/FUL in respect of Quill Cottage, Craven Road, Inkpen. The application sought permission for a replacement dwelling and was brought to Committee as a result of call-in by ward members.
2. Simon Till introduced the report to Members, which took account of all the relevant policy considerations and other material planning considerations. In conclusion the report detailed that the proposal was not acceptable in planning terms and officers recommended the Committee to refuse planning permission.

Removal of Speaking Rights

3. As resolved at the Extraordinary Council meeting held on 29 April 2020, public speaking rights were removed for virtual Council meetings. This right was replaced with the ability to make written submissions. This decision was made 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.
4. The above changes to speaking rights were subsequently amended at the Council meeting on 10 October 2020. It was agreed that parties making written submissions in relation to a planning application would be invited to attend the Remote Meeting of the Planning Committee to answer any questions that Members of the Committee might wish to ask in order to seek clarification on any part of their statement.
5. In accordance with the Extraordinary Council resolution, written submissions relating to this application were received from the applicants. The written submission was read out by the Clerk as follows:

Applicants Representation

Clearly the Planning Officer (PO) has spent a lot of time on this but none of it in consultation with us. Despite the Committee's recommendation there has been a refusal to engage. I've tried to concentrate below on responding to the main points.

Procedural Matters

The PO quotes two Appeal Cases in support of her argument but they are quite different to our application; one sites the proposed dwelling in an entirely different location to the existing and the other application proposes a property with a footprint 260% larger! We propose 10% larger

Appraisal – Principle of Development

Effectively what we're doing is adding a floor to a bungalow. The only difference is we're starting from scratch rather than using the old inefficient building.

Measurements and drawings have been supplied and for the most part adopted by the PO. Previously the figures were misleading to committee, giving the impression we wanted to build something far larger and grander than we do. This is not a 'substantial house'. I'd like to draw your attention to two drawings:

- Amended 062 A – Pro Street Scene
- Amended 060 B – Pro Elevations

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Both drawings clearly show a comparison between existing and proposed dwelling as seen from the front. We propose an extra 10% on the footprint and less than 50% increase in height.

C7 has a presumption in favour of replacement dwelling but I agree it must be proportionate. We've gone to great lengths to make sure it is. No one can afford to build 'like for like' and as long as C7 is used to stop a modest increase in size then the Policy effectively stops replacement dwellings. All we're doing is adding a floor to a bungalow.

Appraisal - Character and Appearance

There seems to be much written by the PO regarding what might be seen of the house and from where. This is irrelevant because it's wholly dependent on what we do with the boundary hedges. Rather, the whole existing dwelling must be compared with the whole proposed dwelling. Whether this acts in our favour or not is a matter of opinion.

I take offence to the suggestion we would not build something of a high quality design. We have designed the house using the Village Design Statement on a road where no two houses are similar. I'm not sure how we find agreeable design features other than referring to the Village Design Statement, a document we have followed closely. When it comes to 'green credentials' we submitted a detailed Sustainability Statement with the application and this illustrates our wish to exceed current guidelines in making it environmentally friendly. The current dwelling is grossly inefficient.

The PO gives great weight to conserving and enhancing the landscape, I couldn't agree more. The proposal will be a vast improvement on what is currently there and we have local support.

Member Questions Relating to the Applicant's Written Submission

6. Members did not have any questions relating to the written submission.

Ward Member Representation

7. Councillor Claire Rowles in representing the Committee as Ward Member made the following points:

- The applicant's measurements now matched those of the officer.
- Policy C7 did not specifically refer to percentage increases, but they were a helpful guide when considering proportionality and impact.
- The development represented a 10% increase in footprint, and 49% increase in height.
- Although the Parish Council had objected, there were six supporters, including immediate neighbours, who considered it to be in keeping with the character of the area.
- Appeal decisions cited in the officer's report were irrelevant. One referred to proximity to an existing agricultural barn, and the other to demolishing and replacing three units with one dwelling.
- The officer had indicated that dormer windows were not part of the street scene, but Councillor Woollaston had previously noted six within half a mile of the site. The officer had indicated a large level of glazing on the front and rear elevations, but had subsequently confirmed the glazing at the front to be less prevalent than at the rear.
- The applicant had followed their interpretation of the Inkpen Village Design Statement relating to appropriate materials. The officer considered the chosen

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materials alien to the street scene, yet there were five brick and flint properties within one mile of Quill Cottage. The applicant was happy to be flexible on materials and could have discussed this, if officers had engaged with them.

- The officer had included a statement that the property could be altered at a later stage to include a third floor with a maximum height of 1.6m without planning permission, but this was irrelevant and impractical.
 - The proposed development would not be overly visible from the public right of way and Councillor Tony Vickers had agreed this at the last committee meeting.
8. Councillor James Cole in representing the Committee as Ward Member made the following points:
- At the 22 July 2020 meeting of this committee, it was asked whether the parties had been able to discuss areas of conflict, or if they were in dispute. He had noted at that meeting how little discussion there had been between the applicant and the planning officer.
 - Members had only been able to discuss the application with the officer two days before it was due to be heard at Committee in September. They had been told that conversation was unnecessary and figures had been agreed. However, changes were required, but despite this, there had been no verbal engagement with the applicant in 10 months. He noted the planning officer was not present at this meeting.
 - At the July 2020 meeting, speaking as ward member, he had suggested that determination be deferred. As a Committee Member, he had subsequently been accused of pre-determination, but had been unable to determine the application because the figures did not stack up.
 - This was not an example of professional developers buying, doing up and selling on, or buying with intent to immediately enlarge. The applicant had been in the property for three years, and wanted to replace the existing inefficient bungalow, that had little architectural merit.
 - He considered the increase in volume to be proportionate, but the officer did not. He cited a recent application (Fishery Cottage 20/003204) where the following statement had been made: "...any replacement for a replacement dwelling that more than doubled the original dwelling, would normally be regarded as disproportionate, as it would be more dominant than the original". This suggested that 100% increase was acceptable. He considered it likely that the applicant would win if they went to appeal, since the proposal was compliant with local policy as interpreted by officers.

Member Questions of the Ward Members

9. Councillor Adrian Abbs asked the ward members if the officer's or applicant's calculations had been revised in order to reach agreement.
10. Councillor Rowles referred to page 67 of the report which showed the applicant's figures to be largely in line with the officer's, with the exception of the length and volume.
11. Councillor James Cole noted that the figures were quite different to those produced by the planning officers previously. Councillor Abbs repeated his question. Councillor Rowles confirmed that officer had revised her figures, to be more in line with the applicant's measurements.

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12. Councillor Dennis Benneyworth confirmed that he had visited Quill Cottage and asked the ward members to elaborate about the proposed materials.
13. Councillor Rowles indicated that she had been informed by the applicant that there were five properties within one mile of Quill Cottage that were brick and flint, including: Graftons; The Old School House; West Court; Withers Farmhouse; and The Old Rickyard. She also noted that there were four other nearby properties built from new brick: Lower Greenhouse; Meadow Bank; Bitham Farmhouse; and Marchwood. However, she confirmed that she had not visited these properties personally.
14. Councillor Howard Woollaston noted that there was a discrepancy between the height quoted, with officers stating (2.5m), but the plan showing (1.8m). Councillor Rowles suggested that this should be a question for officers.

Questions to Officers

15. Councillor Abbs asked if the planning officer's figures had been revised to bring them in line with the applicant's.
16. Simon Till explained that the original elevations provided to officers had not been to scale. The measurements provided by the case officer in the previous report were based on what was visible, which led to some confusion. He noted that the basis of the officer's report, and the basis of the applicant's plans were different.
17. Councillor Andy Moore asked about the view from the footpath to the rear of the property. He noted that it was difficult to see the existing property, and asked how much more dominant the proposed property would be from that perspective.
18. Simon Till confirmed that there was considerable vegetation to the rear boundary, which in combination with the slope would substantially screen the property. He noted that the case officer had not raised concern about the view from the rear, but any loss of vegetation would result in more visual prominence, particularly from the side and front.
19. Councillor Moore asked whether maintenance of the screening could be conditioned. Simon Till responded that this was a matter for members to decide, but highlighted that a standard condition only required retention of planting for up to five years, and stated that case law showed long-term retention of landscaping to be unreasonable and difficult to enforce in most circumstances.
20. Councillor Moore asked what materials would be acceptable to officers. Simon Till explained that attempts had been made to engage in discussions with the applicants about alternative materials, however the applicants had declined to alter the choice of materials. While the applicants had indicated that alternative materials could be considered, none had been suggested. He noted that materials were proposed as part of the application and would be approved, if the application was approved, unless a condition was imposed to vary the materials, but he could not say what those materials might be.
21. Councillor Woollaston asked about the discrepancy in the height shown on the plan (1.8m) compared to that mentioned in the report (2.5m). Simon Till indicated that the percentage increase had been agreed with the applicant, He suggested that the 1.8m figure was correct. Councillor Woollaston pointed out that 1.8m did not equate to a 49% increase. Simon Till indicated that he was unable to measure the plans at that moment. Councillor Woollaston stated that 2.5m was very different to 1.8m and that if the plan was correct, then the increase was not 49%.
22. Councillor Benneyworth asked if the choice of materials was a subjective matter.

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23. Simon Till indicated that the object of quality design was to apply objective criteria to things like choice of materials. This included whether the materials were prevalent in the local vernacular and a dominant characteristic of the street scene. He suggested that the proposed materials were a rarity, rather than a well-distributed feature. He stated the officer's view was that the design, and large expanses of flint proposed, would be alien to the area.
24. Councillor Benneyworth highlighted the examples of flint in the area, which meant that the materials would not be unique. He also suggested that it would be in the applicant's interest to maintain screening on the property boundary.
25. Simon Till suggested that the applicant may not be the long-term owner of the property. He highlighted that there were other instances where large-scale felling of trees on property boundaries which had resulted in developments becoming visually intrusive. He suggested that while screening can help to soften visual impact, it should not be considered as something that would be maintained in perpetuity.

Debate

26. Councillor Clive Hooker noted that there may be errors on the drawings, but reminded Members that decisions were made on policies, including Policy C7. He highlighted the need to consider the proportionality, scale, bulk, mass and height of the proposal. He also indicated that Members should consider the design, including whether the proposed materials would be sympathetic in the street scene.
27. Councillor Abbs opened the debate. He indicated that he was minded to approve the application and noted that if the measurements were wrong, then the statement about the proposal being disproportionate was also wrong. However, he noted that just because it would be increased in volume by less than 100%, this did not mean that it should automatically be approved, as Councillor James Cole had indicated. He noted that there were still issues with the figures, despite the fact that determination had been deferred in order to clarify these. He suggested that the Council would lose at appeal if the application was delayed further. He proposed to go against the officer's recommendation and approve the application.
28. Councillor Woollaston indicated that the proposed increase in footprint was just 10% and considered the existing bungalow to be an eyesore. He noted that there was support for the proposal from local residents and only the parish council had objected. He indicated that he would also be voting against the officer recommendation.
29. Councillor Hilary Cole noted that although the local ward members were good advocates for the applicant, the development was contrary to planning policies C7, C19, C3 and CS14. She considered the proposed building to be too bulky with too much fenestration to the rear, which would affect the dark skies in the Inkpen area. She indicated that she rarely agreed with Inkpen Parish Council on planning issues, but considered that they were correct in this case. She suggested that unless the application were finely balanced, it was the role of the Committee to support and uphold the Council's planning policies, and urged Members to bear this in mind when voting.
30. Councillor Benneyworth suggested that this application was in the balance, pivoting around Policy C7 in terms of proportionality. In this instance, he felt that it was subjective and the result would be an improved property. He indicated that he was reluctantly minded to go against the officer's recommendation and approve the application.
31. Councillor Phil Barnett seconded Councillor Abbs' proposal.

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32. Councillor Moore indicated that further dialogue was needed on materials, but indicated that he was also minded to support Councillor Abbs' proposal.
33. The Chairman invited Members of the Committee to vote on the proposal by Councillor Abbs and seconded by Councillor Barnett to go against officer's recommendation to refuse the application. At the vote, the motion was carried.
34. David Pearson indicated that he had discussed the matter at length with the Development Control Manager, who had decided that the matter should be referred up to District Planning Committee if Members were minded to approve it.

RESOLVED that the application be referred to District Planning Committee for determination.

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Appendix 3 Draft conditions

1. Commencement

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. Plans

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

Proposed Floor plans, reference 268 053 Rev A, received 01/09/2020

Proposed Elevations, reference 268 060 Rev B, received 26/08/2020

Proposed Street Scene, reference 268 062 Rev A, received 26/08/2020

Location Plan, reference 268 001, received 11/05/2020

Recommendations of Preliminary Roost Assessment with Dusk and Dawn Echolocation Report, dated September 2020, by Syntegra Consulting, reference 19-5948, received 07/07/2020:

8.9. To ensure that this site complies with wildlife legislation and the National Planning Policy Framework, the following recommendations are made:

8.9.1. As the gable wall has notable ivy cladding, suitable for nesting birds, works are best carried outside of the nesting bird season, or unless first checked by a suitably qualified ecologist.

8.9.2. The dusk and dawn echolocation surveys have concluded a likely absence of an active roosting space, given the lack of numbers and confirmed roost type, an EPSL cannot be granted and it is advised that works proceed under the Outline Bat Mitigation Plan within Appendix VI (including figures 1 and 2).

8.9.3. Given the evidence of the site being used by foraging and traversing individuals, it is advised that all future lighting is direct, low lux, low light spill, hooded design and if possible, motion sensed.

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

3. Electric Charging Point

No development above ground level shall take place until details of a 7kw (minimum) electric vehicle charging point have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings. The charging point shall thereafter be retained and kept available for the potential use of an electric car.

Reason: To promote the use of electric vehicle. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West

Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

4. Parking/turning in accord with plans

The dwelling shall not be occupied until the vehicle parking and turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning spaces shall thereafter be kept available for parking of private motor cars 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) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5. Construction Method Statement

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel washing facilities
- (e) Measures to control the emission of dust and dirt during construction
- (f) A scheme for recycling/disposing of waste resulting from demolition and construction works
- (g) A site set-up plan during the works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

6. Surfacing of access

No development above ground level shall take place until details of the surfacing arrangements for the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access for a distance of 3 metres measured back from the carriageway edge. Thereafter the dwelling shall not be occupied until the surfacing arrangements have been constructed in accordance with the approved details.

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

7. Cycle Storage

The dwelling shall not be occupied until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

8. Work hours

No construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;
8:30am to 1:00pm Saturdays;
nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), and Policy CS14 of the West Berkshire Core Strategy (2006-2026), and Policies OVS5 and OVS6 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

9. Hard surface materials

No development above ground level shall take place until details, to include a plan, indicating the means of treatment of the hard surfaced areas of the site, has been submitted to and approved in writing by the Local Planning Authority. The hard surfacing shall be completed in accordance with the approved scheme before the dwelling hereby permitted is occupied. The approved hard surfacing shall thereafter be retained.

Reason: In the interests of visual amenity. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

10. External Elevation Materials

No development above ground level shall take place until a schedule of the materials to be used in the construction of the external surfaces of the dwelling and hard surfaced areas hereby permitted has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).

11. Removal of PD Rights

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C, D or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To protect the sensitive nature of the open countryside and in the interests of respecting the character and appearance of the surrounding area and landscape. 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) and policy C3 of the Housing Site Allocations Development Plan Document (2017).

12. Removal of Spoil

No development above ground level shall take place until full details of how all spoil arising from the development will be used and/or disposed have been submitted to and approved in writing by the Local Planning Authority. These details shall:

- (a) Show where any spoil to remain on the site will be deposited;
- (b) Show the resultant ground levels for spoil deposited on the site (compared to existing ground levels);
- (c) Include measures to remove all spoil (not to be deposited) from the site;
- (d) Include timescales for the depositing/removal of spoil.

All spoil arising from the development shall be used and/or disposed of in accordance with the approved details.

Reason: To ensure appropriate disposal of spoil from the development and to ensure that ground levels are not raised in order to protect the character and amenity of the area. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS19 of the West Berkshire Core Strategy (2006-2026).

13. Hard landscaping (prior approval)

Notwithstanding the details of the approved plans, the dwelling hereby permitted shall be occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development.

Reason: A comprehensive hard 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 CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

14. Soft landscaping (prior approval)

Notwithstanding the details of the approved plans, the dwelling hereby permitted shall be occupied 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. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy (2006-2026), and Quality Design SPD.

15. Tree protection

No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026. A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures may be required to be undertaken throughout the demolition/construction phase and so it is necessary to approve these details before any development takes place.

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Quill Cottage, Craven Road, Inkpen
Site Photographs for Western Area Planning Committee



Quill Cottage – view from Craven Road



Adjacent dwelling The Ridgeway



Dwelling Alderbrook – only use of dormer windows along Craven Road



The Glenn



View from public footpath to the rear



Rear of existing dwelling



View from the rear



Approaching the site from the north west



Approaching the site from the south east



View of the existing dwelling from PROW INKP/16/1 - the lower extension element is not visible.



View from Craven Road, the very top of the 'original' bungalow is just visible, the extension is not.



View from PROW INKP/15/1, the roof of the original bungalow is visible



View approaching from the west along Craven Road, showing the full extent of the visible frontage

Plans and drawings relevant to reports submitted to District Planning Committee

Wednesday 20th January 2021 at 6.30pm

Online via Zoom.

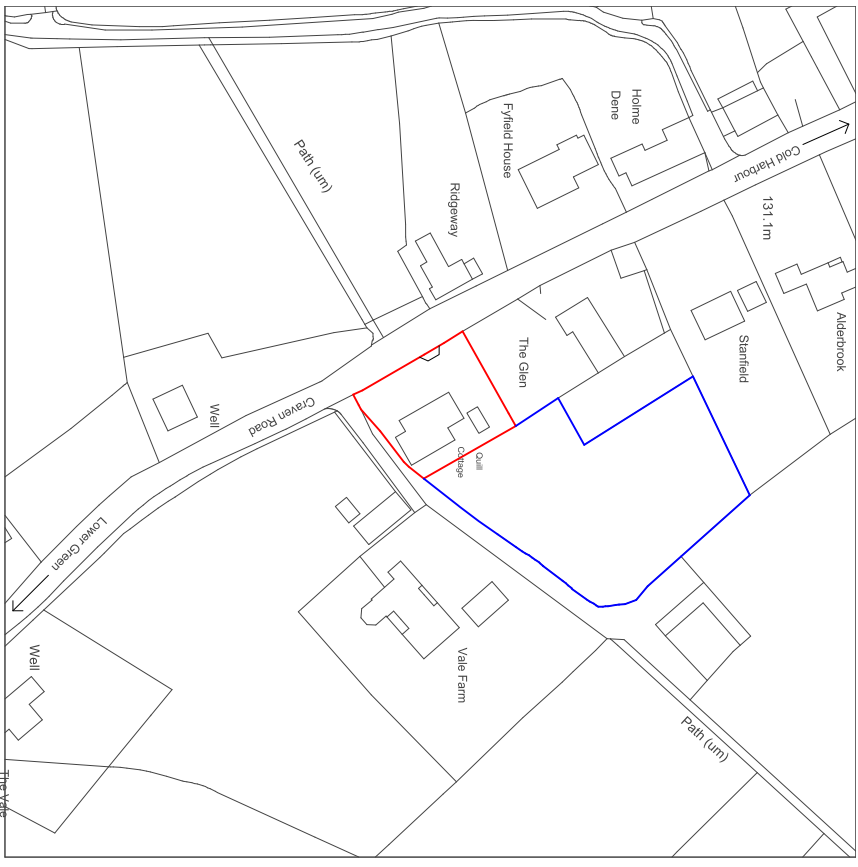
[to be read in conjunction with the main agenda]

Please note:

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

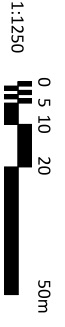


20/01083/FUL
Quill Cottage
Craven Road
Inkpen
Hungerford
RG17 9DX

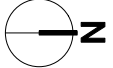



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EXG. LOCATION PLAN



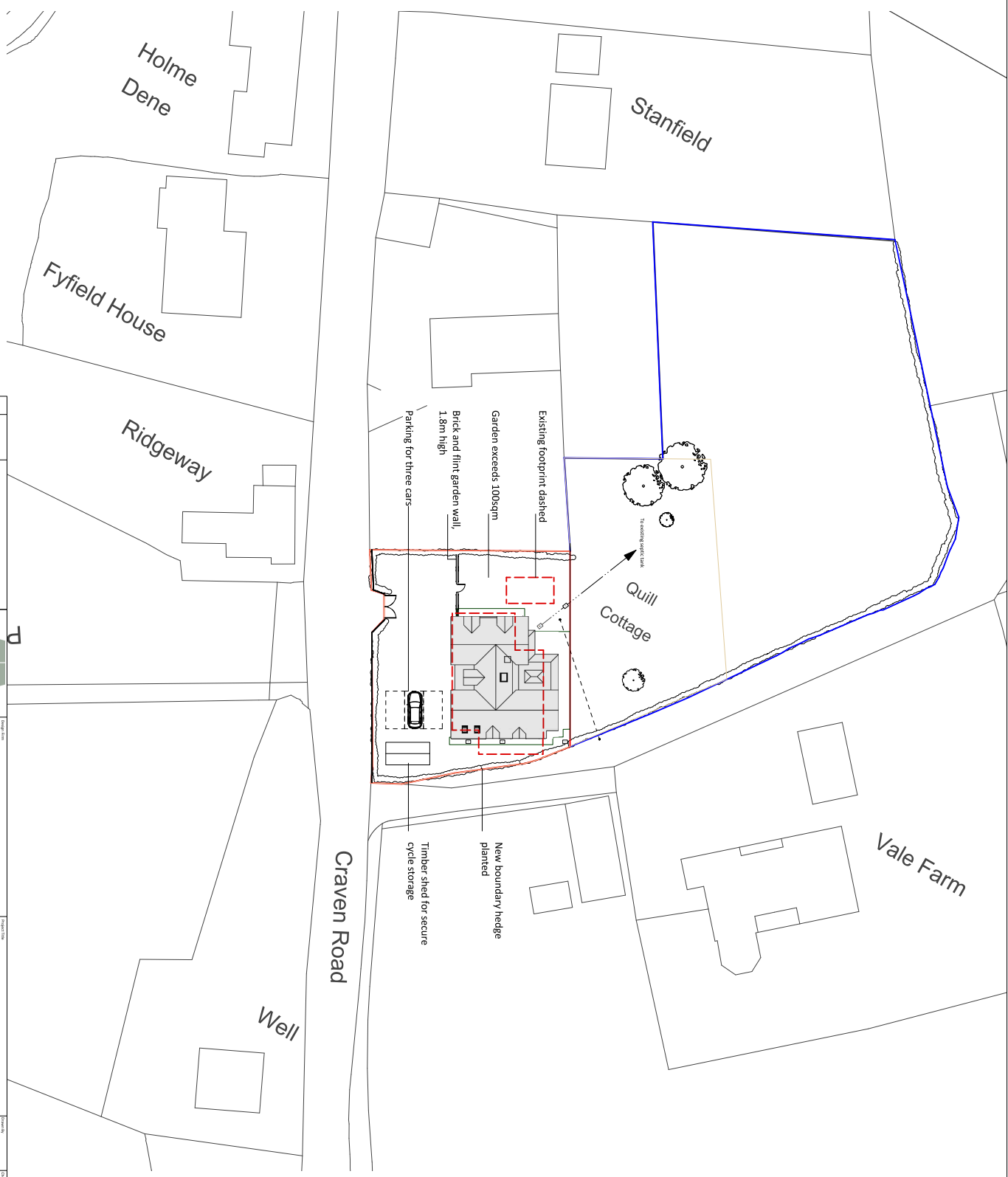
These details are subject to all relevant statutory approvals, if in doubt, check. All dimensions are to be checked on site. Areas where quoted are approximate. Figured dimensions only are to be taken from this drawing. Any discrepancies with other related information is to be reported to Absolute Architecture prior to order/construction/installation. Absolute Architecture accepts no responsibility for this document to any party other than the person by whom it was commissioned.



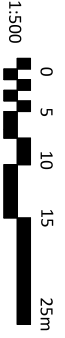
No.	Date	Revision Notes		Drawn By: Absolute Architecture Crookers, 1 Yeoman, Newbury, Berkshire, RG4 6JF Tel: 01357 266000 www.absolute-architecture.co.uk		Project Title: Ashley & Sarah Jones PROPOSED NEW BUILD Gull Cottage, Craven Road, Inpenn, RG17 9DX		Drawn: MJC Date: 09.01.20
				PLANNING	Project No: EXG. LOCATION PLAN	Checked: NS Date: 11.09.19 @ AS		
								Project No: 268 001



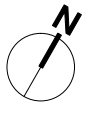
Protective fencing to provide general protection to garden areas, in accordance with BS5837:2012, to be erected at commencement and retained for the duration of the works.



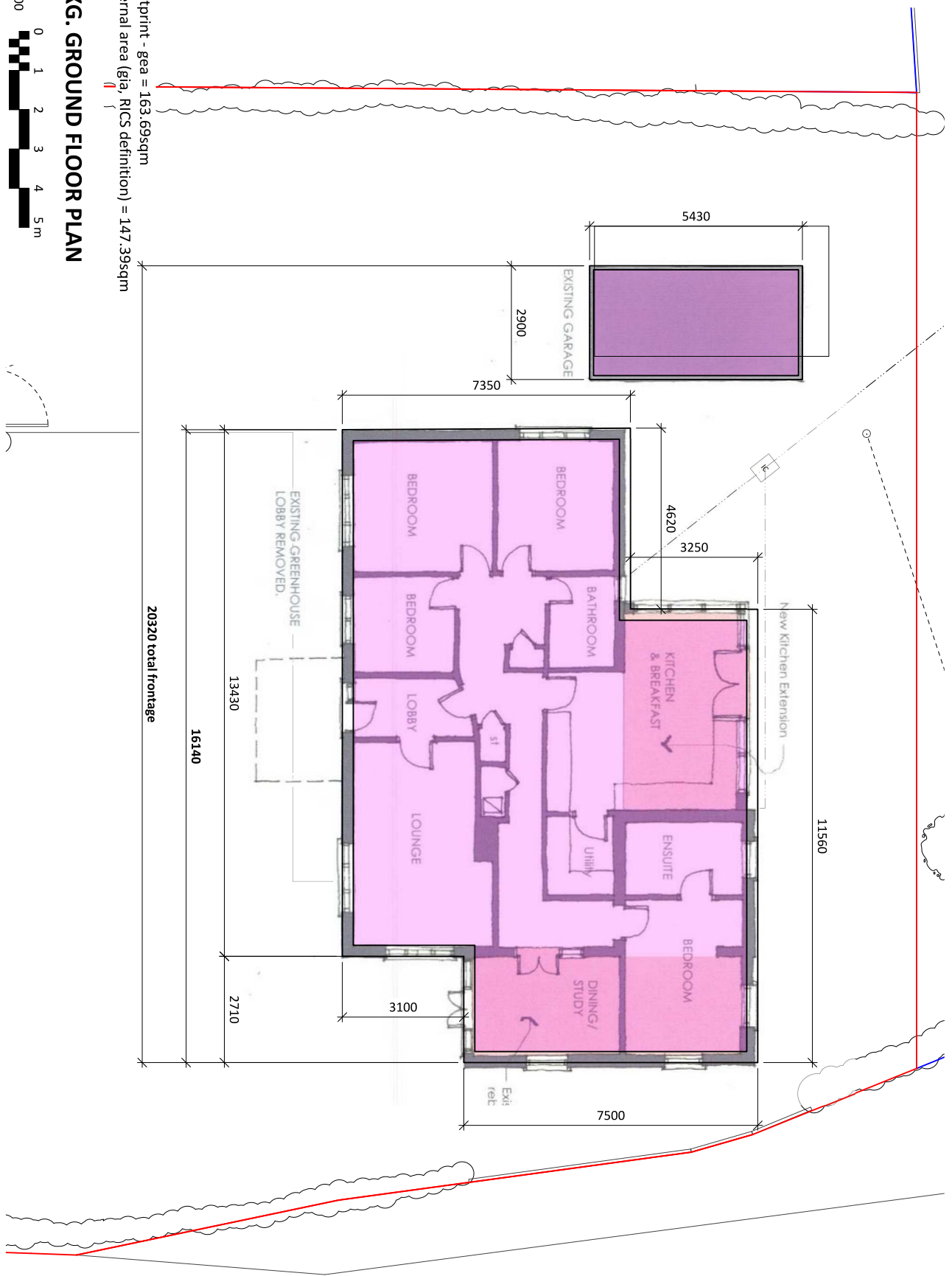
PRO. BLOCK PLAN



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No.	Date	Revision Notes		Absolute Architecture Crowders, Wykeham, Newbury, Berkshire, RG14 6JF www.absolute-architecture.co.uk www.absolute-architecture.co.uk	Project Name PROPOSED NEW BUILD Quill Cottage, Craven Road, Inpenn, RG17 9DX	Drawn By PRO. BLOCK PLAN	Checked By 268 040 A



Footprint - Gea = 163.69sqm
 Internal area (GIA, RICS definition) = 147.39sqm

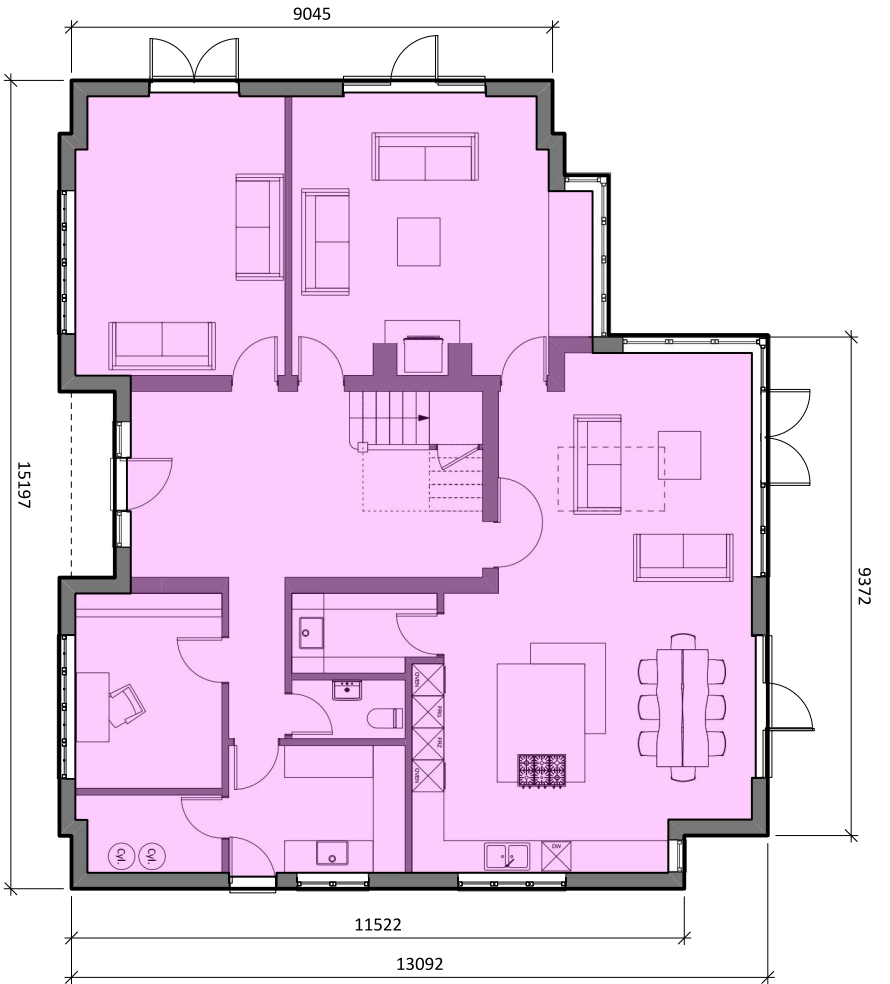
EXG. GROUND FLOOR PLAN



These details are subject to all relevant statutory approvals, if in doubt, check. All dimensions are to be checked on site. Areas where quoted are approximate. Figured dimensions only are to be taken from this drawing. Any discrepancies with other related information is to be reported to Absolute Architecture prior to order/contractor/installation. Absolute Architecture accepts no responsibility for this document to any party other than the person by whom it was commissioned.



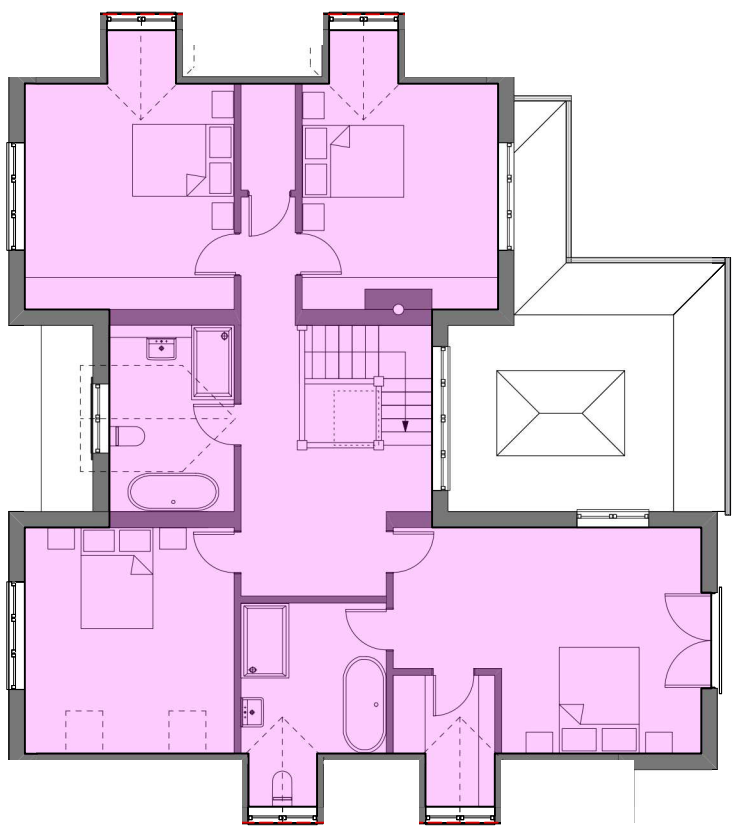
No.	Date	Revision Notes		Drawn By: Absolute Architecture Crowders, 176/178, Newbury, Berkshire, RG14 6BT www.absolute-architecture.co.uk Tel: 01344 898999		Project Title: Ashley & Sarah Jones PROPOSED NEW BUILD Quill Cottage, Craven Road, Inverry, RG17 9DX		Drawn By: M.A.C. Date: 09.01.20 Scale: 1:100 @ A3
PLANNING				Project Title: EXG. GROUND FLOOR PLAN		Project No: 268 002A		



PRO. GROUND FLOOR PLAN

floor area gja (RICS definition): 163.86sqm (shaded pink)
 footprint gea (RICS definition): 180.7sqm (heavy black line)

PRO. GROUND FLOOR PLAN



PRO. FIRST FLOOR PLAN


floor area gja (RICS definition): 122.22sqm (shaded pink)

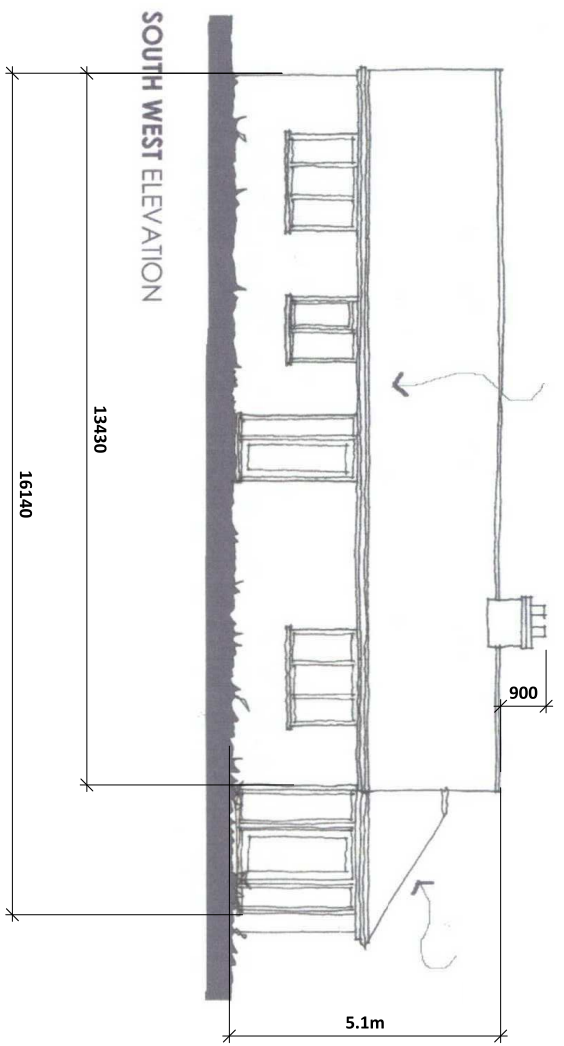
Proposed areas:

- Ground floor area (gja): 163.86sqm
- First floor area (gja): 122.22sqm
- Total floor area (gja): 286.08
- Total footprint: 180.7sqm

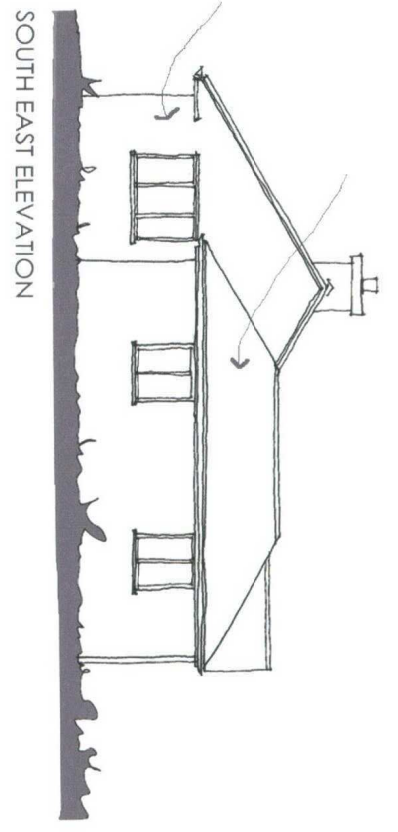
These details are subject to all relevant statutory approvals. If in doubt, check. All dimensions are to be checked on site. Areas where quoted are approximate. Figured dimensions only are to be taken from this drawing. Any discrepancies with other related information is to be reported to Absolute Architecture prior to order/construction/installation. Absolute Architecture accepts no responsibility for this document to any party other than the person by whom it was commissioned. Absolute Architecture accepts no responsibility for this document to any party other than the person by whom it was commissioned.



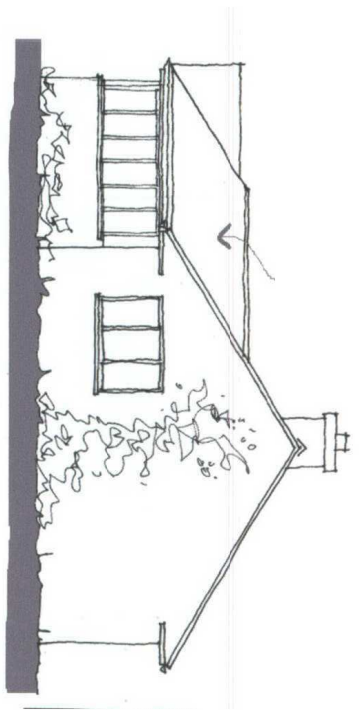
No.	Date	Revision Notes		Group Title Absolute Architecture Crowders, Tyndams, Newbury, Berkshire, RG4 6JF www.absolute-architecture.co.uk www.absolute-architecture.co.uk	Project Title Ashley & Sarah Jones PROPOSED NEW BUILD Quill Cottage, Craven Road, Inverry, RG17 9DX	Discipline PLANNING	Drawing No. 288_033_A



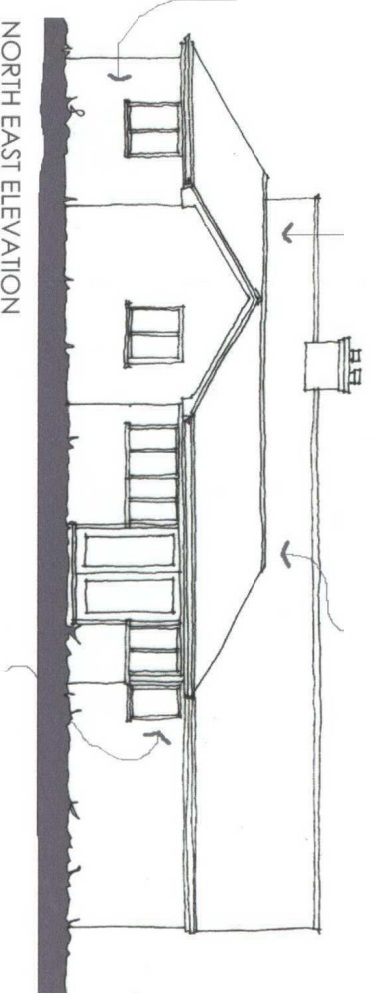
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION




NORTH WEST ELEVATION



NORTH EAST ELEVATION

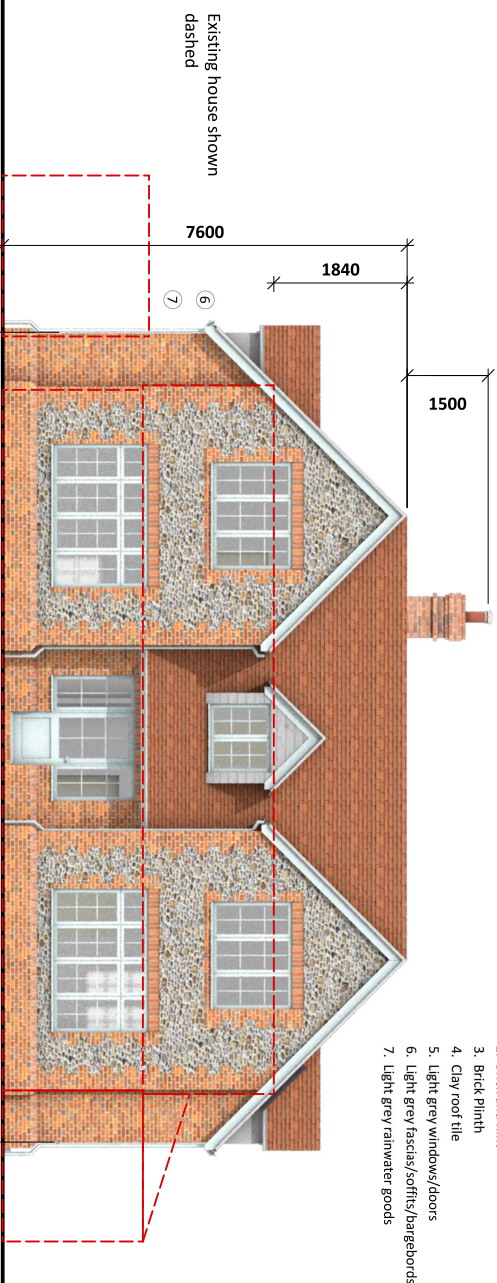


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No.	Date	Revision Notes
		
Drawn by: Absolute Architecture Croovers, Nyngon, Newbury, Berkshire, RG4 6JF Tel: 01235 831111 www.absolute-architecture.co.uk		Project Name: ASHLEY & SARAH JONES PROPOSED NEW BUILD Gull Cottage, Craven Road, Inpenn, RG17 9DX
Title: PLANNING		Project No: EXG ELEVATIONS
Scale: 1:100 @ A3		Drawing No: 268 003A

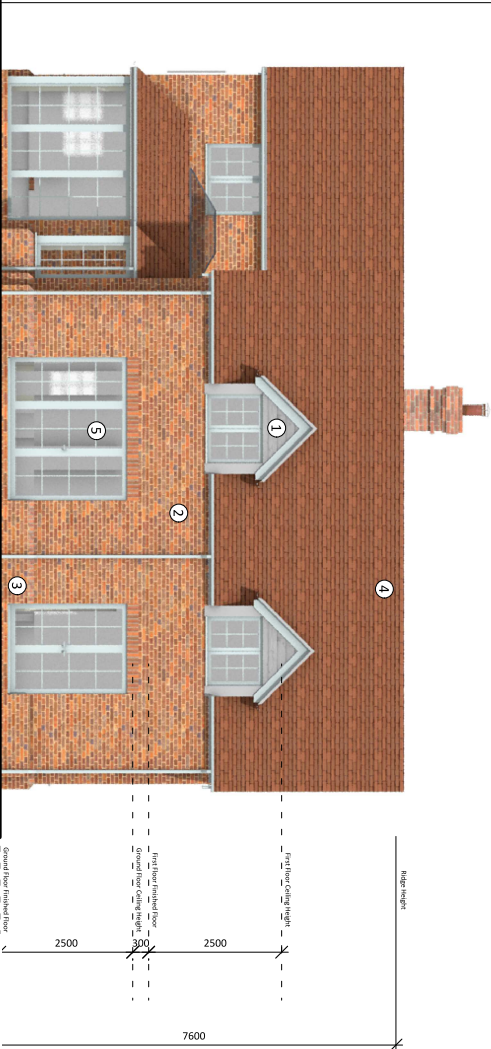


PRO. SOUTH EAST ELEVATION



PRO. SOUTH WEST ELEVATION

- Material Key**
1. Timber/feather edged cladding
 2. Brick and flint
 3. Brick plinth
 4. Clay roof tile
 5. Light grey windows/doors
 6. Light grey fascias/soffits/bargeboards
 7. Light grey rainwater goods



PRO. NORTH WEST ELEVATION



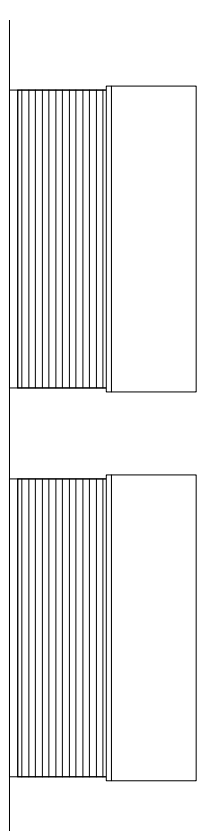
PRO. NORTH EAST ELEVATION



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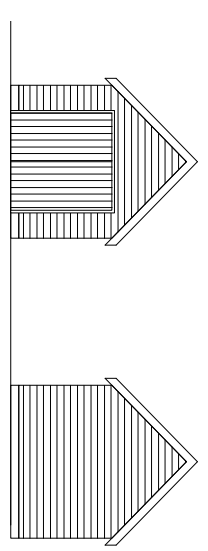
No.	Date	Revision Notes		Project Name Absolute Architecture Croovers, Twyford, Newbury, Berkshire, RG4 6RT www.absolute-architecture.co.uk	Project No. PROPOSED NEW BUILD Gull Cottage, Craven Road, Inverry, RG17 9DX	Drawn By ASHLEY & SARAH JONES PROPOSED NEW BUILD	Checked By AK

Materials: Timber cladding and door,
clay tile roof



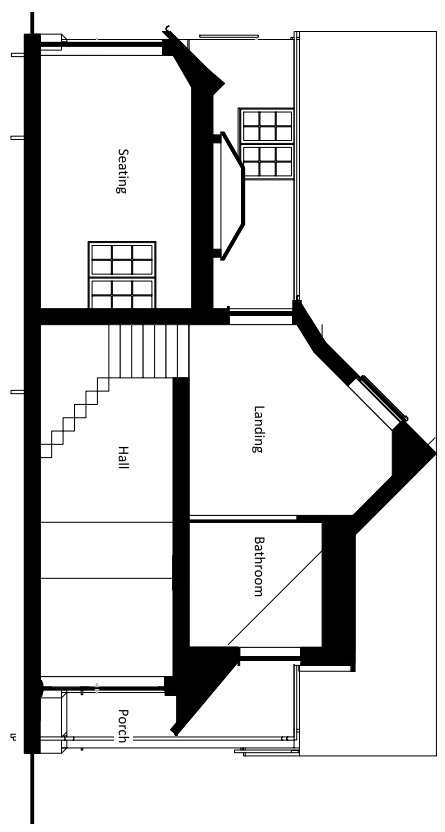
PRO. SOUTH EAST ELEVATION

PRO. NORTH WEST ELEVATION

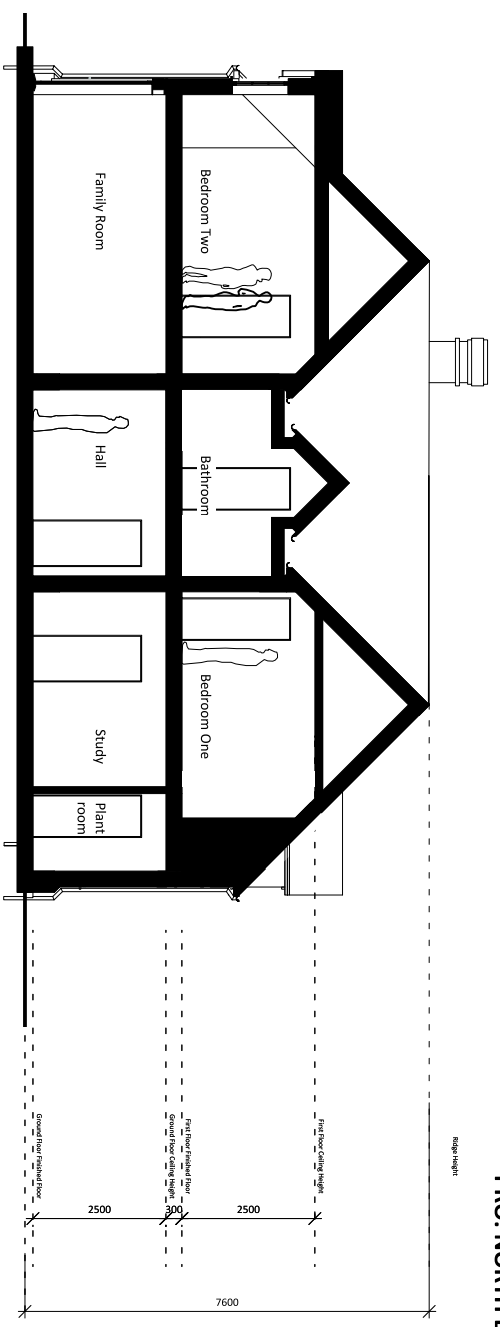


PRO. NORTH EAST ELEVATION

PRO. SOUTH WEST ELEVATION



SECTION A-A



SECTION B-B




1:100



PRO. PLAN



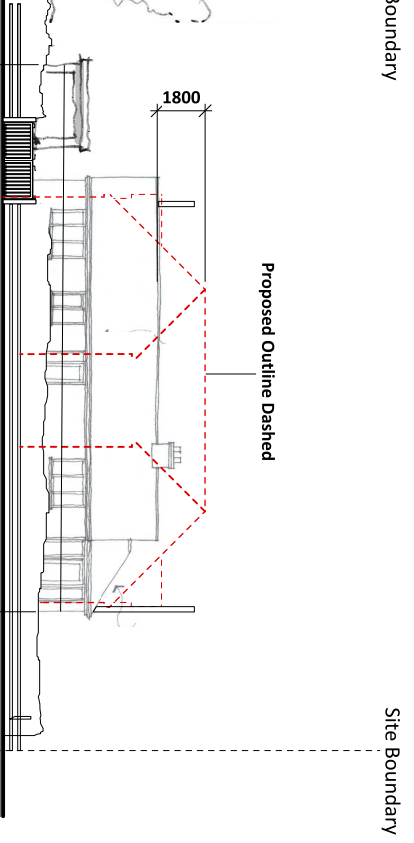
No.	Date	Revision Notes
 ABSOLUTE ARCHITECTURE		
Drawn by: Absolute Architecture Crookers, Tyejuma, Newbury, Berkshire, RG4 6JF www.absolute-architecture.co.uk		Project Title: Ashley & Sarah Jones PROPOSED NEW BUILD Gullf Crates, Craven Road, Inpenn, RG17 9DX
Title: PLANNING		Project No: PRO SECTIONS
		Checked by: MJC
		Date: 09.01.20
		Scale: 1:100 @ A3
		Project ID: 268_070_A

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The Glen

EXG. SOUTH WEST ELEVATION STREET SCENE

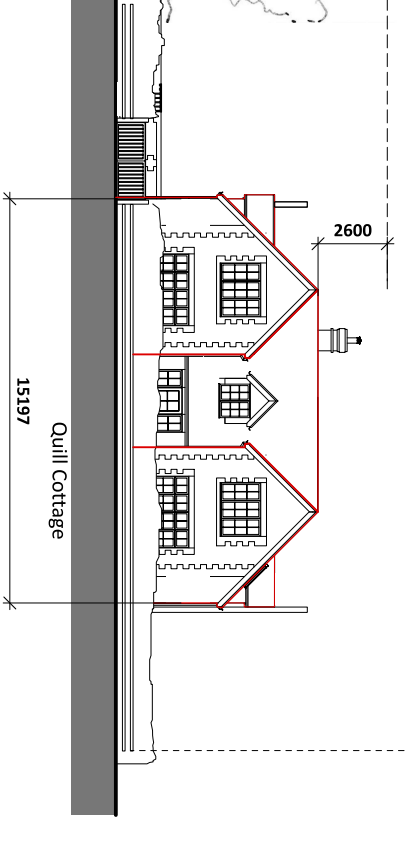


Quill Cottage

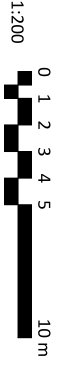


The Glen


PRO. SOUTH WEST ELEVATION STREET SCENE



Quill Cottage



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PRO. VISUALISATIONS - AERIAL VIEW



PRO. VISUALISATIONS - IMPRESSION FROM CRAVEN ROAD

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No.	Date	Revision Notes		Drawing Title Absolute Architecture Crookers, Tyekeens, Newbury, Berkshire, RG14 6BT Tel: 01344 870000 www.absolute-architecture.co.uk	Project Title Ashley & Sarah Jones PROPOSED NEW BUILD Gullf Cottage, Craven Road, Inpenn, RG17 9DX	Drawn by MJC	Checked by NJ

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