

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	10/01259/HOUSE Bradfield	16 July 2010	Two storey rear extension, single storey side extension and double garage to replace single garage and car port.  The Firs, Tutts Clump, RG7 6JU Mr And Mrs Poole

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

**Ward Member(s):** Cllr Quentin Webb  
Cllr Graham Pask

**Reason for Committee determination:** At the request of Cllr Pask  
For members too determine whether this is application is acceptable in relation to plot size.

**Committee Site Visit:** 1<sup>st</sup> September 2010

#### Contact Officer Details

**Name:** Bob Dray  
**Job Title:** Planning Officer  
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## 1. Site History

137374 Two storey residential extension – CP 18/07/90

## 2. Publicity of Application

Site Notice Expired: 29 June 2010

Neighbour Notification Expired: 22 June 2010

## 3. Consultations and Representations

**Parish Council:** No objections

**Highways:** No objections

**Trees:** I have no objection to the application as it will not have a direct impact on trees; there is adequate space at the site for the storage of materials, without any impact on trees, so no requirement for tree protection.

**Ecology:** I have no objections to this application. The roof looks tight and well maintained and there are rooms in the roof void which reduces space for some species of bat. I therefore do not consider that there is a reasonable likelihood of bats being present.

**Public Protection:** No response

**Rights of Way:** No response

**Rambers' Association:** No response

**Adjacent Parish Council:** No response

**Correspondence:** One representation has been received supporting the application. The respondent commented that the development would not have an effect on any neighbouring property, would enhance the living conditions of the occupiers and that the plot could easily accommodate the proposed extensions.

## 4. Policy Considerations

### National Planning Policy and Guidance

- Planning Policy Statement 1: Delivering Sustainable Development (PPS1)
- Planning Policy Statement 1 Supplement: Planning and Climate Change (PPS1A)
- Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7)
- Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)

## West Berkshire District Local Plan 1991-2006 Saved Policies 2007

- OVS.1: The Overall Strategy
- OVS.2: Core Policy
- ENV.1: The Wider Countryside
- ENV.18: Control of Development in the Countryside
- ENV.24: Extensions to Dwellings in the Countryside

## Supplementary Planning Guidance/Documents and other material considerations

- SPG 4/02: House Extensions (July 2004)
- SPG 4/03: Replacement Dwellings and Extensions to Dwellings in the Countryside (July 2004)
- Quality Design West Berkshire SPD

### **5. Description of Development**

- 5.1 The Firs is a detached dwelling in Tutts Clump. It has previously been substantially extended to the rear, and a garage building has been erected within the curtilage. This application seeks permission for the erection of a two storey rear extension, a single storey side and rear extension, the erection of a replacement garage, the insertion of a third dormer on the north-eastern side elevation, the demolition of the chimney on the south-western side elevation, the construction of a new chimney stack on the north-eastern side elevation, and associated works and internal rearrangements.
- 5.2 The application site is located outside of any defined settlement boundary, and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site is well enclosed by dense vegetation along its boundaries, and the site abuts woodland to the rear. A public right of way runs along the south-western boundary.

### **6. Consideration of the Proposal**

The main issues raised by this proposal are:

- The principle of the development
- The impact on the character and appearance of the area (within the AONB)
- The impact on the amenities of neighbours
- Parking provision and highway safety
- Ecological matters

#### **6.1 Principle**

- 6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act requires that a planning application is determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.1.2 In this instance, Policy ENV.24 of the WBDLP is the key development plan policy for establishing the principle of development. It states that the extension of existing dwellings in the countryside will be permitted subject to certain criteria. Because these criteria relate to the impact on the rural character of the area, they are considered in Section 6.2.

## **6.2 Character and appearance**

- 6.2.1 The existing dwelling has already been substantially extended to the rear. It appears the original house was relatively compact in plan form, and the existing extensions to the rear are in line with the original side elevations, creating an elongated rectangular plan form. According to the calculations submitted by the agent, the existing extensions amount to a 184% (floor space) and 158% (volume) increase over the original dwelling. The proposed extension would result in a 259% (floor space) and 226% (volume) increase over the original dwelling. The proposed garage is 25% (floor area) and 45% (volume) greater in size than the existing garage.
- 6.2.2 As demonstrated by the above figures, the existing dwelling has already been substantially extended, well in excess of the guidance contained within SPG 04/3. It is therefore already disproportionate in size to the original dwelling. The most recent planning permission for the site is 137374 for the two storey rear extension. This was granted prior to the publication of SPG 04/3. Any further extension would exacerbate the disproportionate size increase of the dwelling, contrary to Policy ENV24. The proposed extension would further increase the size of the house by 26% (in both floor space and volume).
- 6.2.3 The existing extensions are sited to the rear of the original house resulting in an unusual elongated plan form, that serves to reduce the existing visual impact. The site is well enclosed by boundary vegetation, and the only open view of the site is of the front elevation from the access. From this viewpoint, the bulk of the property is not visible. The proposed development would maintain this design approach.
- 6.2.4 However, the proposed extensions would further increase the amount of physical intrusion in a countryside location, and result into further encroachment into the garden. As such the application is considered to conflict with the aim of Policy ENV.24.
- 6.2.5 Amended plans have been received which have omitted the proposed cladding from the rear extension, and have changed the fenestration to be more in character with the existing windows.
- 6.2.6 The existing garage is in poor upkeep and its proposed replacement, despite its size, is considered to be subservient and in keeping with the host dwelling. Moreover, it is set substantially back from the front elevation whereby it would not have an excessive impact on the visual amenity of the property. It does however also contribute towards an overall increase in physical intrusion, contrary to Policy ENV.24.
- 6.2.7 The application site is well screened from the adjacent right of way by the boundary treatment. Only very narrow glimpses of the rear of the dwelling are possible through the dense vegetation to the rear. As such the proposed development is not considered to have an adverse impact on the amenity of the right of way.
- 6.2.8 As well as needing to conform to the specific requirements of Policy ENV 24 of the West Berkshire District Local Plan relating to the extensions to dwellings in the countryside the proposal also needs to conform to the general requirement that development should demonstrate a high standard of design as set out in Policy

OVS.2 of the West Berkshire District Local Plan, Which is supported by the guidance of design contained in PPS 1 and West Berkshire Council's 'Quality Design' SPD. It is a generally accepted design principle which is reflected in the 'Quality Design' SPP that extensions should be subservient to the original dwelling. It is clear that when viewed from the side or rear the existing extensions dominate the original dwelling and the relatively modern proposed additions would result in the original dwelling being further subsumed by extensions in a manner which clearly contravenes West Berkshire Council's design guidance.

### **6.3 Residential amenity**

- 6.3.1 Policy OVS.2 requires all new development to safeguard the amenities of adjoining occupiers. This includes any adverse overlooking, overshadowing or overbearing impact. The application site has two direct neighbours; Steep Wood to the north-west, and Kimber House to the south-east.
- 6.3.2 Due to its siting and the existing boundary treatment, the proposed development is not considered to have an adverse effect on the amenities of the adjoining properties. The proposed garage abuts the boundary with Steep Wood, and therefore it is likely that the development of the site would result in loss of vegetation cover along this boundary. Given the scale of the proposed garage, it is not considered likely to have a significantly harmful impact on neighbouring amenity in the absence of the boundary vegetation.

### **6.4 Parking provision and highway safety**

- 6.4.1 The proposed development does not include any alterations to the existing access, and there is sufficient off-road parking irrespective of the proposed garage.

### **6.5 Ecological matters**

- 6.5.1 Given that the application site is adjacent to woodland which is designated a Local Wildlife Site, the application include the demolition of the existing garage building, and the development affects the roof space of a property within 200m of the adjacent woodland, the ecologist has been consulted. No objection has been raised because the roof has been well maintained and therefore the likelihood of bats being present is low.

## **7. Conclusion**

- 7.1 The principle of development is established by Policy ENV.24 of the WBDLP. The existing dwelling has already been extended to a disproportionate level, and the further extension is considered to result in an increased level of physical intrusion in designated countryside and an AONB. As such, the proposed development is in direct contravention of Policy ENV.24. It is also the case that in terms of general design considerations the proposed additions will increase the domination of the existing dwelling by extensions in a manner which contravenes the provisions of Policy OVS2 of the West Berkshire District Local Plan, and the guidance contained in PPS 1 and West Berkshire Council's 'Quality Design' SPD.

## 8. Full Recommendation

**DELEGATE** to the Head of Planning and Countryside to **REFUSE PLANNING PERMISSION** for the following reason:

### 1. **Disproportionate**

The application site is located in designated countryside and within the North Wessex Downs Area of Outstanding Natural Beauty. The existing dwelling has already been substantially extended. The proposed extension would increase the size of the dwelling by approximately 26% (in terms of floor space and volume) over the existing dwelling, and thus 259% (floor space) and 226% (volume) over the original dwelling. It would therefore further increase the amount of physical intrusion within this sensitive location and result in an extended dwelling disproportionate in size to the original, contrary to Policy ENV.24 of the West Berkshire District Local Plan (Saved Policies 2007). The increased size of the replacement garage would also serve to exacerbate this negative impact on the surrounding area.

### 2. **Unacceptable Design**

The existing extensions to the dwelling are not subservient to the original house and the proposed further increases in their size would significantly add to the domination of the original house by extensions. The proposal fails to demonstrate high quality design and is therefore contrary to the provision of policy OVS.2 of the West Berkshire District Local Plan (Saved Policies 2007), the general guidance of design contained in PPS 1 and the specific guidance on the design of extension contained in West Berkshire Council's 'Quality Design' SPD.