

**Item (1)**

**Title of Report:**                    **Application 15/00277/FUL  
Hunters Way, Craven Road, Inkpen, Hungerford,  
Berkshire, RG17 9DY.  
Demolish an existing bungalow and detached  
garage and replace with new house.**

**Report to be considered by:**            District Planning Committee

**Date of Meeting:**                    8th July 2015.

**Forward Plan Ref:**                  N/A

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=15/00277/FUL>

**Purpose of Report:**                    **For the District Planning Committee to determine the  
application in question.**

**Recommended Action:**                **The recommendation is one of refusal.**

**Reason for decision to be taken:**    The Western Area Planning Committee held on 10th June 2015 resolved to approve the application, subject to conditions. The application, if approved, would comprise a departure from current Development Plan Policy in the Core Strategy 2006 to 2026 and West Berkshire District Local Plan Saved Policies 2007.

**Key background documentation:**      Western Area Planning Committee on 10th June 2015, Agenda Report, Update Report and Minutes. Planning application 15/00277/FUL

**Key aims.**

Protecting the environment and rural areas  
Promote a vibrant district and the rural economy  
Achieve sustainability in Council planning decisions.

The proposals contained in this report have to be considered in order to help to achieve the above Council Strategy as set out in the 2013 to 2018 document.

<b>Portfolio Member Details</b>	
<b>Name &amp; Telephone No.:</b>	Councillor Alan Law
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<b>Date Portfolio Member agreed report:</b>	N/A

<b>Contact Officer Details</b>	
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### **Implications**

**Policy:** West Berkshire Core Strategy 2006-2026 – NPPF Policy, ADPP1, ADPP5, CS13, CS14, CS15, CS16, CS17 and CS19. West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) – TRANS1, ENV23 and OVS5.

**Financial:** N/A

**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 The Western Area Planning Committee on 10th June 2015, considered the proposal for the demolition of an existing bungalow and detached garage and the erection of a new house. The site is within the village of Inkpen which does not have a defined settlement boundary and lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The Committee determined that the application should be approved as the proposed design of the dwelling was attractive and it would improve the site and give further variation to the village architecture. The Committee considered that the proposal would be well accommodated within the site and that there would be no adverse impact on local wildlife in the area.
- 1.2 As part of the debate, the Members were made aware that officers considered the proposal for the replacement dwelling to be contrary to the development plan and that a recent appeal for a similar scheme on the site was dismissed by the Planning Inspectorate. The appeal decision is provided as an appendix to the Western Area Planning Committee report.
- 1.3 Since the Western Area Planning Committee, a consultation response from the North Wessex Downs AONB has been submitted. A full copy of the consultation response is provided in the appendices. The North Wessex Downs AONB objects to the application and considers that the design and siting of the dwelling in this current application does not appear to have addressed the reasons for the Appeal on the last application being dismissed by The Planning Inspector. The North Wessex Downs AONB also considers that the current scheme remains at odds with the surrounding pattern of development and fails to meet the aims of local plan policy, the AONB Management Plan or the AONB Position Statement on Housing.
- 1.4 A response from the Campaign to Protect Rural England (CPRE) has also been submitted since the Western Area Planning Committee meeting on 10th June 2015. A full copy of the representation is provided in the appendices. The CPRE object to the proposal and consider that the size and volume of the development will have a negative visual impact on the public footpath and is contrary to the adopted AONB Management Plan 2009 – 2014.
- 1.5 A further representation objecting to the development proposed has been received noting that the Design and Access Statement submitted with the application confirms that pre-application advice took place. In addition the representation seeks to clarify that a neighbour did not provide a positive response during a face to face encounter with the applicant.
- 1.6 Since the Western Area Planning Committee comments have also been received from the Inkpen Rights of Way Committee objecting to the development proposed citing the detrimental impact on the footpath through the development of a dominant, overly large two storey gabled domestic

building. A full copy of the comments from the Inkpen Rights of Way Committee is provided in the appendices.

- 1.7 The additional consultation responses and representations received are considered to support the officer's recommendation as set out in the Western Area Planning Committee report of 10th June 2015.
- 1.8 Since production of the Western Area Planning Committee minutes of 10th June 2015, Inkpen Parish Council have requested that a condition restricting the installation of external lighting should be attached, if the application is approved, in recognition of the dark skies within the North Wessex Downs AONB. Officers agree that a condition requiring details of external lighting to be submitted and agreed by the Local Planning Authority, should the application be approved, would be appropriate and have included this with the other recommended draft conditions provided in the appendices.
- 1.9 As discussed above, Members were minded to approve the application but it was determined that the policy issues involved should be considered by the District Planning Committee and a detailed conclusion reached.

## **2 CONCLUSION**

- 2.1 The Western Area Planning Committee evaluated the planning policy advice provided in the Committee Report and concluded that the demolition of the existing bungalow and detached garage and the erection of a new dwelling would provide an attractive dwelling of suitable size to the site and provide variation to the village architecture.

## **3 RECOMMENDATION**

- 3.1 Whilst the design of the dwelling is not unattractive, the increase in floor area and volume of the proposed dwelling upon the existing dwelling of 130% and 75% respectively, would result in a dwelling that is disproportionate in size to the dwelling being replaced therefore harming the character of the area. The proposed siting of the dwelling would extend the built form of this part of the village more clearly into the views from the footpath (INKP/17/1), to an extent that the dwelling would be a dominant and jarring feature that would result in an uncharacteristically hard edge to the settlement at this point. The siting of the proposed dwelling close to the rear boundary would increase the likelihood of garden paraphernalia being more visible from the footpath. The introduction of a strong boundary treatment to prevent such paraphernalia would further accentuate the hard settlement edge harmful to the character and appearance of the AONB.
- 3.2 Furthermore the design and massing of the building proposed, and the set back of the building beyond the general building line at an angle are considered to be inappropriate to the character of the area. The large gabled features on the front and rear elevations are also not considered to be sympathetic to the street scene and increase the dominance of the proposal. In addition views into the site from the public road would be opened up as a

result of the proposed new access arrangement thereby increasing the visual prominence and intrusion of the proposed replacement dwelling.

3.3 The application is therefore recommended for **Refusal**.

3.4 If Members are minded to follow the recommendation of Members of the Western Area Planning Committee a list of draft conditions is included in the appendices.

## **APPENDICES**

Western Area Planning Committee Report of 10th June 2015.

Update report to Western Area Planning Committee of 10th June 2015.

Minutes of Western Area Planning Committee of 10th June 2015.

Draft conditions.

North Wessex Downs AONB Consultation Response submitted 11th June 2015.

Campaign to Protect Rural England (CPRE) Representation submitted 15th June 2015.

Inkpen Rights of Way Committee submitted 23<sup>rd</sup> June 2015