

## Jake Brown

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**From:** publicaccess@westberks.gov.uk  
**Sent:** 11 June 2015 15:57  
**To:** Planapps  
**Subject:** Comments for Planning Application 15/00277/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:56 PM on 11 Jun 2015 from Mrs Lucy Page.

### Application Summary

**Address:** Hunters Way Craven Road Inkpen Hungerford Berkshire  
RG17 9DY

**Proposal:** Demolish an existing bungalow and detached garage and  
replace with new house.

**Case Officer:** Jake Brown

[Click for further information](#)

### Customer Details

**Name:** Mrs Lucy Page

**Email:** [LucyPage@northwessexdowns.org.uk](mailto:LucyPage@northwessexdowns.org.uk)

**Address:** The North Wessex Downs AONB unit, 3-4 Denford Manor,  
Hungerford RG17 0UN

### Comments Details

**Commenter  
Type:** Objector

**Stance:** Customer objects to the Planning Application

#### Reasons for comment:

**Comments:** The replacement dwelling is shown to be located significantly further back in the plot than the existing dwelling. The previous application for a replacement dwelling (13/03005/FUL) was refused and the Appeal dismissed in October 2014. The Inspector considered that the main issue in that decision was the effect of the proposed development on the character and appearance

of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The Inspector raised a number of salient points which remain relevant to the consideration of this application. The Inspector stated, "Crucially, the proposed dwelling would be sited further back into the site than the existing bungalow, close to its rear boundary. As such, it would extend the built form of this part of the village more clearly into the views from the footpath referred to above, 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 Inspector went on to say, "The dominance would be further increased due to the proposed three large gable features on the rear elevation. There would also be the added likelihood of garden paraphernalia being more visible from the footpath, through the utilisation of the lawn area outside of the site to the rear of the proposed dwelling, albeit that it is not lawfully residential land...." 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. The current scheme remains at odds with the surrounding pattern of development and this would not be addressed successfully through the introduction of an artificial bund at the front part of the site. It is considered that the proposal fails to meet the aims of local plan policy, the AONB Management Plan or the AONB Position Statement on Housing.