

Item No	Application and Parish	No.	8/13 week date	Proposal, Location and Applicant
(3)	16/02365/FUL		1 November 2016	Demolition of existing bungalow and replacement with new two storey dwelling Scilla, High Street Compton Berkshire RG20 6NL Russell Akers

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/02365/FUL>

Recommendation Summary: **The Head of Planning and Countryside be authorise to GRANT planning permission**

Ward Member(s): Virginia Von Celsing

Reason for Committee Determination: Local Member Call-in - Not in keeping with Village Design Statement, Conservation, AONB Objection to by Compton Parish Council.

Committee Site Visit: 27th October 2016

Contact Officer Details

Name: Matthew Shepherd
Job Title: Planning Officer
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1. Site History

No site history on file.

2. Publicity of Application

Site Notice Expired: 05/10/16

3. Consultations and Representations

Compton Parish Council: Object. There is too much glazing in the frontal aspect which does not fit with the Village Design Statement, the Conservation Area and the AONB. Not in keeping with a rural location.

Highways: The highways department initially raised concern over the proposal requesting that 3 driveway parking spaces be provided, the removal of the rear gates, and a shed for cycle storage. Subsequent details and amended plans were submitted by email on the 20/09/2016 reducing the size of the rear garage to allow two parking spaces and one to the side. These plans were welcomed by the highways department however there only further comment was that the cycle parking must be under cover and preferably within a lockable store. Highways have given conditional approval on the amended plans.

Sustainable Drainage Team: No response 18/10/2016

Environmental Health Due to the extent of the proposed development I recommend an hour of works condition in order to control possible disturbance to nearby residential properties during the demolition and construction.

Public Rights of Way Officer: No response 18/10/2016

Ramblers Association: No response 18/10/2016

North Wessex Downs: No response 18/10/2016

Conservation Officer: The application site is located outside of the conservation area.

The proposal is for the replacement of an existing modern detached 2 storey dwelling with a new dwelling, in a contemporary idiom. The surrounding area contains a mix of dwellings of different designs, heights and architectural forms.

Whilst the contemporary design of the dwelling differs from the surrounding properties, it picks up on characteristics of the surrounding area, such as its vertical proportions, scale and gabled roof form. Whilst I appreciate that the use of glazing to the entire front gable would contrast with the adjacent properties, I do not think that it cause any serious harm to the streetscene or the setting of the Conservation Area.

Indeed, I feel that the proposal would result in a high quality building, which would add interest to the streetscene.

Correspondence: No letters of Objection or Support

4. Policy Considerations

a. West Berkshire Local Plan 1991-2006 – Saved Policies 2007

HSG.1 The identification of settlements for planning purposes
TRANS 1 Meeting the Transport Needs of New Development
OVS.6 Noise Pollution

b. West Berkshire District Core Strategy (2006-2026)

Area Delivery Plan Policy 1 Spatial Strategy
Area Delivery Plan Policy 5 North Wessex Downs Area of Outstanding Natural Beauty
CS 1 Delivering New Homes and Retaining the Housing Stock
CS 5 Infrastructure requirements and delivery
CS 13 Transport
CS 14 Design Principles
CS 15 Sustainable Construction and Efficiency
CS 16 Flooding
CS 19 Historic Environment and Landscape Character

5. Description of Development

- 5.1 The proposed development considered under application 16/03265/FUL is the demolition of existing bungalow and replacement with new two storey dwelling. The application site is Scilla, High Street, Compton.
- 5.2 The site falls within the Settlement Boundary of Compton, within the North Wessex Downs Area of Outstanding Natural Beauty, and adjacent to, but not within a Conservation Area.

6 Consideration of the Proposal

- 6.1. The Principle of Development
6.2. Design and the Impact on the Character of the Area
6.3. Impact on the neighbouring amenity.
6.4. Impact on the Highways
6.5. Sustainable Construction and Energy Efficiency
6.6. Flooding
6.7. Impact on Services, Amenity and Infrastructure in the Locality

6.1. The Principle of Development

- 6.1.1. The site lies within the defined settlement of Compton and is currently occupied by a two bedroom bungalow. The proposal is to replace the bungalow with a two storey dwelling. The principle of a replacement dwelling is acceptable in this location under Planning Policy due to it falling within the settlement boundary. Development which will retain or enhance the housing stock within identified settlements is normally supported subject to other material planning considerations which are considered below.
- 6.1.2. Therefore subject to consideration of criteria set out in other development plan policies the principle of development of this site for housing development is considered acceptable under Policies ADPP1 and CS1 of the Core Strategy.

6.2. Design and the Impact on the Character of the Area

- 6.2.1 The National Planning Policy Framework 2012 is clear that good design is indivisible from good planning; it attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, it is indivisible from good planning, and should contribute positively to making places better for people. It emphasises the importance to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings.
- 6.2.2. The paragraph 58 of the NPPF explains how the design should function well over the lifetime of the development, develops a strong sense of place responding to location character while not preventing or discouraging appropriate innovation, and is visually attractive as a result of good architecture.
- 6.2.3. Paragraph 60 of the NPPF warns decisions should not impose architectural styles and should aim not to stifle innovation, originality or initiative. It should however seek to promote or reinforce local distinctiveness.
- 6.2.4. Policy CS14 of the West Berkshire Core Strategy (2006-2026) is concerned predominately with the design of the built form. This seeks for new development to demonstrate and high quality and sustainable design that respects and enhances the character and appearance of the area, making a positive contribution to the quality of life in West Berkshire. CS19 aims to ensure the diversity and local distinctiveness of the landscape character of the district is conserved and enhanced. It has regard to ensuring new development is appropriate in terms of location, scale and design in the context of existing settlement form, pattern and character.
- 6.2.5. ADPP 5 outlines how developments within the AONB should conserve and enhance the local distinctiveness. The area is recognised as a designated national landscape and therefore greater emphasis on design and impact on the area from the development should be given.
- 6.2.6. Compton Village Design Statement (VDS) promotes a variety of house styles as this variety adds interest, explaining how “Mono - Style estates add little to the street scene and mistake of the past, for example, single tile type / colour used throughout the whole estate (on roofs) should not be repeated”. The Village Design Statement explains how the villages main design aspects are two storey buildings with front gardens that are easily identifiable with a mixture of roof styles including hipped and dormer. It also adds that wooden windows are a particular feature of the conservation area.
- 6.2.7. The Case Officer is of the opinion that the street scene does not have a predominant style or character, this lack of uniformity is in line with the VDS. The design of the proposal continues this adding to the variety in the streetscene in a contemporary way.
- 6.2.8. The proposal respects many of the original property details. For example the building line is maintained resulting in the spacing and the street scene pattern changing minimally. The height of the building; however the gable is retained in the same position as the original bungalow. The height of the gable does not exceed the roof heights of neighbouring properties. The flat roofed area of the proposal does not exceed the height of the original ridge of the bungalow retaining elements of the original property scale and form in the street scene.
- 6.2.9. The distinction between the public and private space is retained through the landscaping and the footbridge bridge across the drainage ditch to the property. This feature to the front of the property is being retained resulting in the way the proposal interacts with the immediate street scene being largely unchanged.

- 6.2.10. The streetscene does not have a predominant palette of materials. The two neighbouring properties of Kohima and Bramley Cottage use different material in the frontage. The design of the proposal draws on elements of the two adjacent properties using a mixture of timber cladding and brick work. The materials do not have an adverse impact on the street scene or nature of the area.
- 6.2.11. The recommendation is to condition landscaping and materials details including details of boundary treatments and hard surfaces. Conditions will also be placed to restrict permitted developments right so that the site does not become overdeveloped. The amount of outdoor amenity space is similar to that of the original bungalow; the proposal reduces the private amenity space to 106 square metres. This is still in accordance with the SPG 'Quality Design' (June 2006) for a dwelling of this size.
- 6.2.12. The proposal sits adjacent to the conservation area but not within it, the High Street defines the boundary. The Conservation Officer is of the opinion that the proposal is of a contemporary design that differs from the surrounding properties. It picks up on characteristics of the surrounding area, such as its vertical proportions, scale and gabled roof form. Whilst the Conservation Officer appreciates that the use of glazing to the entire front gable would contrast with the adjacent properties it is not perceived to cause any serious harm to the streetscene or the setting of the Conservation Area. The Conservation Officers is of the opinion that the proposal would result in a high quality building, which would add interest to the streetscene.
- 6.2.13. The Case Officer notes the objections received from the Parish Council regarding the design although different to adjacent properties it does not considered to have an adverse impact on the streetscene, Conservation Area, or AONB. The Case Officer's assessment of the Village Design Statement is that it actively seeks variety and National Planning Policy actively seeks innovative design. The proposal is therefore considered in accordance with National Planning Policy Framework (2012), Policy CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Guidance 'Quality Design' (June 2006) and Village Design Statement for Compton.

6.3. Impact on the neighbouring amenity.

- 6.3.1. The impact on the neighbouring amenity is considered minimal. The proposal retains largely the same relationship with neighbouring properties as the original bungalow. The spacing between the properties is retained and as a result the impact from overshadowing or overbearing is minimised. Concern has been raised to the rear garage however this has been reduced in size to accommodate parking. The courtyard area also minimizes the overshadowing caused by this rear protrusion due to it reducing the extent of the building line along the boundary.
- 6.3.2. No windows are proposed to the side elevations of the proposal resulting in no overlooking. The 1st floor element of the replacement dwelling is considered to increase the level of overlooking; however the resulting level of overlooking is similar to that experienced in the area as both neighbouring properties have rear windows to the 1st floor. The original bungalow was originally overlooked from first floor windows to both adjacent properties. Therefore the inclusion of first floor windows was not seen to have an adverse impact on privacy of neighbours. The first floor windows do not sit within the 21 metres of opposing properties and therefore the proposal is considered in accordance with SPG 'Quality Design'. (June 2006).
- 6.3.3. Due to the close proximity of surrounding properties Environmental Health have recommended a working hours of construction condition in the interest of neighbouring amenity in accordance with OVS.6.

- 6.3.4. The case officer notes that it may be appropriate to condition the restriction of external lighting to be submitted. This is to retain the dark night skies experienced with the AONB and so that the LPA can fully assess issues that may arise from External Lighting on neighbouring properties. A condition to restrict permitted development rights will also reduce the opportunity for future development to provide privacy intrusion, such as a balcony on the flat roofed areas.
- 6.3.5. The proposal therefore raises little concern in regards to impact on neighbouring amenity and is therefore in accordance with SPG 'Quality Design' (June 2006) and CS14 of the West Berkshire Core Strategy (2006-2026).

6.4. Impact on Highways

- 6.4.1. The highways department initially raised concern over the proposal requesting that 3 driveway parking spaces be provided, the removal of the rear gates, and a shed for cycle storage. Subsequent details and amended plans were submitted by email on the 20/09/2016 reducing the size of the rear garage to allow two parking spaces and one to the side. These plans were welcomed by the highways department however their only further comment was that the cycle parking must be under cover and preferably within a lockable store. Highways have given conditional approval of the amended plans.

6.5. Sustainable Construction and Energy Efficiency

- 6.5.1. Policy CS15 of the West Berkshire Core Strategy requires that all new residential development should be constructed to meet a minimum standard of Code for Sustainable Homes Level 4. Whilst a pre-assessment estimator has not been submitted as part of the application, the Design and Access Statement indicates that the building will be constructed to a high level of sustainable construction and efficiency. This requirement will soon be considered through Building Regulations. An informative is therefore suggested.

6.6. Flooding

- 6.6.1. The site does not fall into either Flood Zone 2 or 3. However as this would be a new building the requirements of policy CS16 surface water will need to be managed. An acceptable Sustainable Drainage Method would be secured by condition

6.7. Impact on Services, Amenity and Infrastructure in the Locality

- 6.7.1. Presumption in favour of sustainable development
- 6.7.2. The National Planning Policy Framework places a strong emphasis on sustainable development. All planning applications must result in sustainable development with consideration being given to economic, social and environmental sustainability aspects of the proposal.
- 6.7.3. Being a proposed replacement dwelling the scheme has limited economic considerations. The Environmental considerations have been assessed in terms of design, amenity and impact on the area. Social considerations overlap those of the environmental in terms of amenity. Having assessed the application in terms of design, impact on the area and impact on neighbouring amenity the development is considered sustainable development.
- 6.7.4. Paragraph 203 of the NPPF is clear that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. The NPPF goes on to state at paragraph 206 that conditions should only be imposed where they are necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects. It is also clear that

whether it is appropriate for the Local Planning Authority to impose a condition on a grant of planning permission will depend on the specifics of the case.

- 6.7.5. Conditions have been recommended with regards to the commencement time limit, approved design plans, and the materials used. Conditions have also been placed in regards to Highways, SuDS and landscaping details required. It is also appropriate to restrict permitted development rights. These conditions are placed in accordance with Planning Practice Guidance (March 2014) in the interest of good planning.

7. Conclusion

- 7.1. The proposal is considered to be a high level of design and architectural merit which adds to the variety of the street scene in which no predominant style of character is present. The proposal is not within the conservation area but sits adjacent to it, the conservation officer had no issue with the proposal however. The proposal retains many features of the original property and does not have a adverse impact on the neighbouring properties.
- 7.2. The proposal at Scilla, High Street, Compton, Newbury is in accordance with National Planning Policy Framework (March 2012) and policies ADPP1, ADPP5, CS1, CS5, CS13, CS14, CS15, CS16, and CS19 of the West Berkshire Core Strategy (2006-2026), HSG1 and OVS.6 of the West Berkshire Local Plan 1991-2006 (Saved Policies 2007). In addition to these the proposal is in line with Supplementary Planning Guidance Quality Design (June 2006) and the Village Design Statement for Compton. It is therefore recommended for APPROVAL.

8. Full Recommendation

The Head of Planning and Countryside be authorised to GRANT conditional planning permission

1. Full planning permission time limit

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. Standard approved plans

The development hereby permitted shall be carried out in accordance with the approved drawings

- Drawing title "Proposed Elevations". Drawing number P103 Rev A. Date stamped 20th September 2016
- Drawing title "Proposed Elevations 2". Drawing number P104 Rev B. Date stamped 20th September 2016
- Drawing title "Proposed Section". Drawing number P105. Date stamped 6th September 2016.
- Drawing title "Proposed Plans". Drawing number P101 Rev A. Date stamped 20th September 2016.
- Drawing title "Proposed Site Plan". Drawing number P100 Rev A. Date stamped 20th September 2016.

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

3. Samples of materials (to be submitted)

No development shall take place until samples, and an accompanying schedule, of the materials to be used in the construction of the external surfaces of the dwelling and hard surfaced areas hereby

permitted, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADDP5, CS14, and CS19 of the West Berkshire Core Strategy (2006-2026), Document Supplementary Planning Guidance Quality Design (June 2006) and Compton Village Design Statement.

4. HIGH12 - Parking/turning in accord with plans (YHA24)

The dwelling shall not be occupied until the vehicle parking and turning space have been surfaced, marked out and provided in accordance with the approved plans. The parking and turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), 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. HIGH19 - Cycle parking (YHA35)

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 (March 2012), 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).

6. HIGH20 - Cycle storage (YHA41)

No development shall take place until details of the cycle parking and storage space have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle storage space within the site. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), 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).

7. Hours of work condition

The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers.

8. Landscaping

No development shall take place until details of a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The details shall include schedules of plants noting species, plant sizes and proposed numbers/densities, an implementation programme and details of written specifications including cultivation and other operations involving tree, shrub and grass establishment. The scheme shall ensure;

- a) Completion of the approved landscape scheme within the first planting season following completion of development/first occupation of the dwelling.
- b) Any trees shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping, in the interests of amenity in accordance with the objectives of Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

9. SuDS

No development shall commence until a details of Sustainable Drainage Methods to be used within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall ensure that all surface water is contained within the site and that no surface water is directed to existing highway drains nor existing water courses unless through controlled attenuation. The dwelling hereby approved shall not be occupied until the approved sustainable drainage methods have been implemented in full and these shall be maintained and operated in perpetuity.

Reason: To ensure that the development does not create unsustainable surface water run-off or adversely affects important areas of bio and geo diversity in accordance with the National Planning Policy Framework and Policy CS16 and CS17 of the West Berkshire Core Strategy 2006 - 2026.

10. Means of Enclosure

The Dwelling hereby approved shall not be occupied until a scheme of fencing and other means of enclosure to be erected on the site has been submitted to and approved in writing by the Local Planning Authority and erected in accordance with the approved details.

Reason: The fencing and other means of enclosure are essential elements in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. In the interests of amenity and the character of the area. In accordance with Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

11. Restriction of Permitted Development Rights

Irrespective of the provisions of the current Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent revision), no additions or extensions to the dwelling shall be built, unless permission in writing has been granted by the Local Planning Authority on an application made for the purpose.

Reason: To prevent the over-development of the site, in the interest of amenity and visual character of the area. In accordance with Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

Informatives

1. Approval objection

This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.

2. CIL Liable

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

3. HI 3 Damage to footways, cycleways and verges

The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.

4. HI 4 Damage to the carriageway

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

5. HI 8 Excavation in close proximity to the highway

In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority.

6. Informative – Construction / Demolition Noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

7. Code for Sustainable Homes

The dwelling should seek to achieve Level 4 of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for house design which replaces that scheme). To ensure the development contributes to sustainable construction.

DC