

Title of Report:	Wyncrest, Kintbury, Hungerford RG17 9SY Application No. 10/01948/HOUSE
	Convert and extend garage to provide living accommodation.
Report to be considered by:	District Planning Committee
Date of Meeting:	25 th January 2011
Forward Plan Ref:	N/A

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

Recommended Action: The Western Area Planning Committee of the 6th of October 2010 recommended that the application be approved.

Reason for decision to be taken: Referred to District Committee by Members with a recommendation for approval

Key background documentation: Western Area Planning Committee agenda dated the 6th October 2010, with update sheet, and agreed minutes. Application file 10/01948/HOUSE.

The proposals contained in this report will help to achieve the following Council Plan Theme:

- CPT4 - High Quality Planning**
- CPT5 - A Cleaner and Greener West Berkshire**

The proposals contained in this report will help to achieve the above Council Plan Themes and Outcomes by:

Maintaining or enhancing the natural beauty of the landscape within the North Wessex Area of Outstanding Natural Beauty.

Portfolio Member Details	
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Date Portfolio Member agreed report:	

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Implications

Policy: Implications for the Development Plan particularly in relation to Policies ENV.18 and ENV.24 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 (WBDLP) in terms of the appropriateness of the scale, form and impact of the development within the open countryside. Implications for SPG 04/03 relating to whether a development is a disproportionate increase of the original dwelling.

Financial: Nil

Personnel: Nil

Legal/Procurement: Nil

Property: Nil

Risk Management: Nil

Equalities Impact Assessment: Nil

Executive Summary

1. Introduction

1.1 The application before the Committee is outlined in Appendix 1 which includes the Officer's report, update and minutes on the proposed development considered at the Western Area Planning Committee on 6th October 2010.

1.2 The application seeks consent to extend and raise the roof height of an existing double garage on the site in order to create a first floor with a games room, home gym and shower and a ground floor space providing one single garage space, garden store, cloakroom and pool room serving a proposed outdoor swimming pool.

1.3 The application property is a previously extended detached dwelling, located outside any designated settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The dwelling and garage lie within a substantial square plot with open countryside to the north and south of the site and a neighbouring property to the east and west, both detached properties in secluded plots. The eastern boundary of the application site consists of mature trees/hedges with, it is considered, limited views onto the end of the neighbouring garden and outbuildings of Barden House which is located over 80 metres from Wyncrest.

1.4 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. One of these criteria is that the proposed development would not result in an extended dwelling disproportionate in size to the original.

1.5 The current scheme seeks to develop just the detached garage which is currently 52 square metres with a proposed increase of 86 square metres, or 163%. Overall, this would result in an increase on the whole plot of 167% from the original dwelling.

2. Conclusion

2.1 The application is contrary to the Council's Policy ENV.24 on extensions to dwellings in the countryside, the Council's Supplementary Guidance 04/03 and the similar aims contained in current government guidance in PPS1 and PPS7.

2.2 It is also considered that the proposal would have an unacceptable impact on the character and amenity of the countryside within the North Wessex Area of Outstanding Natural Beauty.

2.3 As a result, the Officer recommendation at the Western Area Planning Committee on 6th October 2010 was for the refusal of the application.

2.4 At the above meeting the members voted to recommend the application to the District Planning Committee, with a recommendation of Approval.

2.5 Should the application be approved, the application would undermine District Planning Policy and Supplementary Planning Guidance and cause demonstrable harm to the visual quality of the NWAONB. Therefore the Officer recommendation from the Head of Planning and Countryside remains one of refusal.

3. Recommendation

That the Head of Planning and Countryside be authorised to REFUSE planning permission for the following reasons:

1. The application site is located outside any designated settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty. The existing dwelling has already been substantially extended. The proposed garage extension would increase the size of the dwelling by approximately 53% (in terms of floor space) over the existing dwelling and a total of 167% 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).
2. The proposed garage extensions are not subservient to the original house and 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.

Appendices

Appendix 1 - Agenda Report for 10/01948/HOUSE–Western Area Committee of the 6th October 2010.

Appendix 2 - Update paper.

Appendix 3 - Minutes of the Western Area Committee of the 6th October 2010.