

Item No	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(2)	10/01948/HOUSE	22 nd September 2010	Convert and extend garage to provide living accommodation. Mr Williams Wyncrest, Kintbury

Recommendation Summary: **The Head of Planning and Countryside be authorised to REFUSE planning permission.**

Ward Member(s): Councillor A Rowles
Councillor A Stansfeld

Reason for Committee determination: To ascertain the scale of development

Committee Site Visit: 30th September 2010

Contact Officer Details	
Name:	Isabel Johnson
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1. Site History

59/63 Original dwelling. Approved 29.04.1969

118037 Extension to provide utility/shower, lounge extension and new double garage. Approved 19.10.82

Conservatory erected under permitted development.

09/00143 Two storey extension to side including balcony and single storey extension to rear. Partial demolition of existing single storey side extension. Approved 06.04.09

10/00775/HOUSE Roof conversion in dwelling with three dormer windows. Withdrawn 29.04.10

2. Publicity of Application

Site Notice Expired:	9 September 2010
Neighbour Notification Expired:	6 September 2010

3. Consultations and Representations

Kintbury Parish : Support

Highways: No objections

Archaeology: I have checked the proposed development against the information we currently hold regarding the archaeological features in this area. This evidence suggests that there will be no significant impact on the archaeological resource. I do not, therefore, believe that any archaeological assessment or programme of investigation and recording will be necessary in relation to the current proposal

Correspondence: No letters of support or objection received.

4. Policy Considerations

Planning Policy Statement 1: Delivering sustainable development
Planning Policy Statement 3: Housing
Planning Policy Statement 7: Sustainable Development in Rural Areas

West Berkshire District Local Plan 1991-2006 Saved Policies 2007:
Policy OVS.2 Core Policy
Policy ENV1 The Wider Countryside
Policy ENV18 Control of Development in the Countryside
Policy ENV24 Extensions to Dwellings in the Countryside

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 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.
- 5.2. 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.

6. Consideration of the Proposal

The main issues raised by this development are:

- Principle of development
- The impact on the character of the area within the AONB
- The impact on the amenities of neighbours
- Parking provision and highway safety

6.1 Principle of development

- 6.2 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.
- 6.3 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.
- 6.4 The application in 2009 for extensions to the dwelling calculated the original property from plans dating from 1982, however, these plans were from an earlier planning application and therefore not the original dwelling dating back to 1969.
- 6.5 The 2009 application calculated that proposal to be an increase a little above the guidance threshold of a 50% increase in floorspace as indicated within the Supplementary Planning Guidance (SPG): Replacement Dwellings and Extensions to Dwellings in the Countryside. However, the percentage increase was also balanced with consideration of the size of the plot, the design, variety of house styles and sizes in the surrounding area and the impact on the AONB.

- 6.6 The 2009 permission has now largely been implemented and the current application represents further development on the site.
- 6.7 The original dwelling was a four bedroom house with integral single garage calculated at 160.5 square metres. The 1982 permission added the detached double garage, front extensions and side/rear single storey extension, representing a 62% increase over the original. There has also been a conservatory added at some stage.
- 6.8 The 2009 extension included the area of the side/rear extension and resulted in a dwelling and garage of approximately 344 square metres and an overall increase over the original of 114%.
- 6.9 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.

7. Impact on the Character of the Area within the AONB

- 7.1 The most recent permission on the site in 2009 concluded that the extensions would not result in an unacceptable level of harm to the quality of the AONB and within the immediate locality of the scheme.
- 7.2 This was followed by an application early in 2010 for conversion of the roof space of the dwelling including three dormers. This was withdrawn following discussions with the case officer due to concerns over the design of the dormer windows in the rear elevation. The calculated increase of the extra floorspace was not conducted at this time as the scheme was already considered unacceptable.
- 7.3 The current scheme for conversion of the garage would raise the ridge height from 5.5 metres to 7.5 metres and add 2.4 metres forward of the existing garage frontage with a number of additional windows and rooflights.
- 7.4 The extended garage would be seen in proximity to the newly built 2 storey side extension which is 7.7 metres high, and at a distance of approximately 3.5 metres.
- 7.5 The scale and bulk of the new development is considered would have an unacceptable level of harm to the character of the AONB and would be no longer be seen as a subservient, ancillary building alongside the house. Despite the lack of close neighbours, the proposed garage conversion would further increase the amount of physical intrusion in a countryside location. As such the application is considered to conflict with the aim of Policy ENV.24.
- 7.6 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' SPD that extensions should be subservient to the original dwelling.

- 7.7 West Berkshire Council's SPG 04/03 relating to extensions to dwellings in the countryside also provides guidance that extensions should be subordinate to the existing dwelling and not capable of being severed from it. Any increase in floorspace of 50% or more over the original dwelling would normally be regarded as disproportionate and in this application, there are not considered to be any special justification for the proposed increase.
- 7.8 In this case, the garage extensions would result in a building of a height and bulk of a comparative scale to the house extension already built. The proposal introduces a number of windows, rooflights and full length windows/doors altering the nature of a garage to a more domestic style building. The resulting frontage would be read as a single bulk in a rural location, rather than buildings which visually recede and soften at the edge which would contravene West Berkshire Councils Quality Design SPD and SPG04/03 Extensions to dwelling in the countryside.

8. The impact on the amenities of neighbours

- 8.1 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; Pucksey to the west, and Barden House to the east.
- 8.2 Due to its siting and the existing boundary treatment, the increase in height and bulk is not considered would have an adverse effect on the amenities of the adjoining properties. The existing garage is close to the boundary with Barden House but is not considered there would be a loss of vegetation cover along this boundary. Despite the scale of the proposed garage, it is not considered likely to have a significantly harmful impact on neighbouring amenity.

9. Parking provision and highway safety

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

10. Conclusion

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 garage extensions 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.

11. Full Recommendation

DELEGATE to the Head of Planning and Countryside 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.

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