

**EASTERN AREA PLANNING COMMITTEE
ON 22 MARCH 2017**

UPDATE REPORT

Item No: (1) **Application No:** 16/03518/FULD **Page No.** 17-38
Site: Pelynt, Crookham Common Road, Brimpton, Reading, RG7 4PT

Planning Officer Presenting: Masie Masiwa

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: Mrs Catherine Bamforth

Applicant/Agent speaking: Ms Sara Dutfield
Mr John Hunt

Ward Member(s): Councillor Boeck

Update Information:

1. OUTSTANDING CONSULTATION FROM THE TREE OFFICER

- 1.1 The plans provided have not identified the trees at the site or provided any further supporting tree information; therefore the impact to the trees was determined during my site visit.
- 1.2 The site contains a number of trees, with a linear line of conifers either side of the driveway, and a number of existing fruit trees to the east of the property.
- 1.3 Whilst the existing trees are consider to be in a good condition, due to their size and species,, they wouldn't be considered suitable for a tree preservation order, the conifers are not landscape

features, with a considerable amount of remaining longevity, and the fruit trees have very little public visual amenity when viewed from the road.

- 1.4 The plans provided have not clearly identified the trees, but they are located a significant distance from the existing property, and with the new property being located further south, this distance will only increase, so I would consider that they could be retained, and protected throughout the development, and will help contribute to the setting of the new building.
- 1.5 The introduction of some additional landscaping at the site will be much welcomed and could introduce new tree species, some boundary hedging, which will help reduce the visual impact of a new property, the formal details can be agreed as part of a landscaping condition.
- 1.6 **Conclusion:** I have no objection to the application subject to conditions being attached to any formal consent.

2. AGREEMENT ON SIZE INCREASE FIGURES

- 2.1 During the site visit, members requested an agreement between Officers and the applicant on the size increase figures. The applicant has submitted size increase figures based on measuring the buildings externally and including the garages as required by Policy ENV23. The SPG on Replacement Dwellings in the Countryside and Policy ENV.23 are not prescriptive in setting precise limits on what is or is not disproportionate, as each proposal needs to be considered individually in terms of its actual impact on the character and appearance of the site, the surrounding countryside in comparison with that of the existing dwelling. A new dwelling should not have a materially larger impact than the dwelling it replaces and this impact will be assessed on a number of factors. On this basis, whilst these figures slightly differ to the Officer's report, Officers have agreed to the applicant's submitted figures as an approximate indicator of the size increase for members to consider. All figures given are approximate:
 - 2.1.1 Volume of proposed replacement dwelling and outbuilding within 5 metres: **2522 cubic metres**
 - 2.1.2 Percentage increase in volume from original dwelling to proposed: **312%**
 - 2.1.3 Floor area of original dwelling: **91.2 square metres**
 - 2.1.4 Floor area of proposed replacement dwelling and outbuilding within 5 metres: **433.72 square metres#**
 - 2.1.5 Percentage increase in floor area from original dwelling to proposed: **375%**
- 2.2 The above figures replace the size increase figures at Section 6.1.5 and 6.1.8 of the Officer's report and within reason for refusal No 2 in Section 8.

3. Clarification on Application site area/residential curtilage

- 3.1 Clarification has been received by the applicant regarding the red line area illustrated on the site location plan and the lawful residential curtilage. An illustrative plan and declaration by Mr John H. Barham (previous owner) has confirmed that since the 1970's the area shown in blue on the plan has been used as garden land and that until 2015 it was bound by fencing. No compelling evidence has been reviewed by Officers to contradict this in this instance.

To whom it may concern,

As far as I can tell, the garden of the bungalow known as Pelynt, is as indicated by the blue dashed line on plan BK465565 Ordinance Survey map reference SU5564SW.

My knowledge of this site commenced in the 1950s and has been continuous to date.

The area denoted as A on the plan has been part of the garden area since the 1970s, and was, during that time until 2015, bounded by a barbed wire fence.

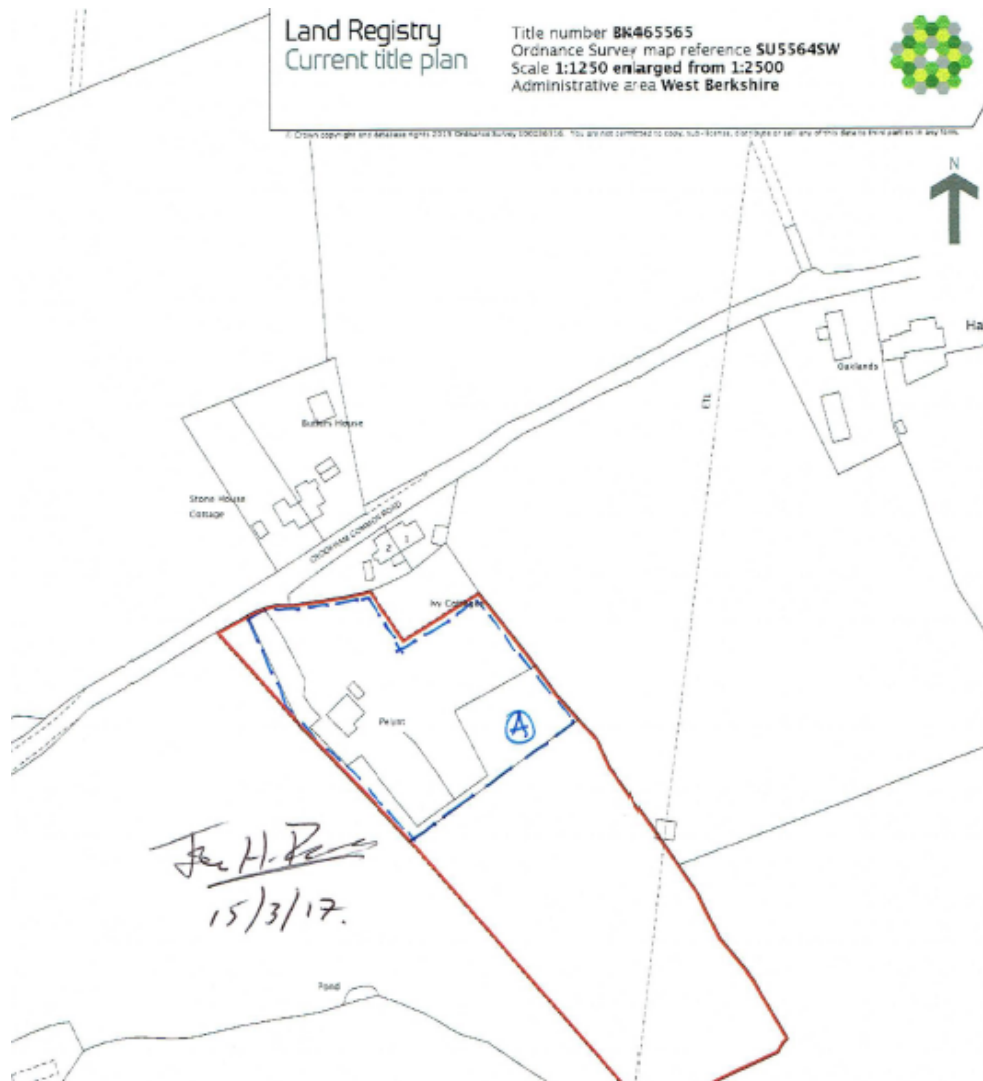
Signed,

A handwritten signature in black ink, appearing to read 'John H. Barham', followed by the date '15/3/17' written in a similar cursive style.

John H. Barham of The Firs,

Brimpton,

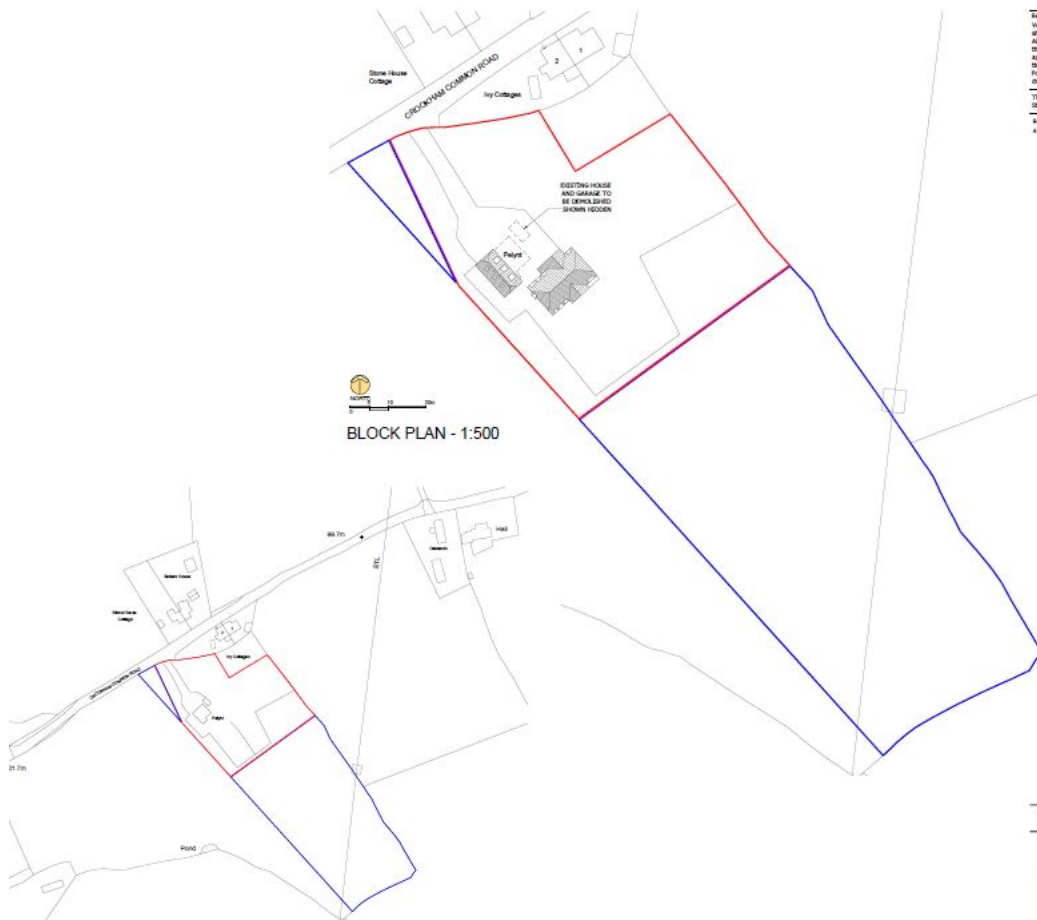
Reading. RG7 4RJ.



3.2 The applicant has suggested amending the Location Plan red line to reflect Mr John H. Barham's submitted plan, Officers have agreed to the amendment as the red line is a reduction within land in the same ownership.

4. DETAILS ON THE OUTBUILDING NOT SHOWN ON THE PLANS

4.1 Clarification has been received by the applicant regarding the outbuilding to the rear of the property. The applicant states that the building was built by Mr Hunt in February 2015. It is used for the storage of garden equipment. Officers have investigated the issue of the extent of the lawful residential curtilage of the site and the erection of an outbuilding in the south eastern corner of the site and discussed these matters with the agent. A revised red line plan has been submitted reducing the area of the land included within the red line. As yet no conclusion has yet been reached on the extent of the lawful residential curtilage or the need for planning permission for the recently constructed outbuilding. The presence of the outbuilding on the site is a material consideration members can take into account. The amended plan is shown below.



5. CONCLUSION

Following the updated information, the recommendation of refusal remains unchanged, however the second reason for refusal (No 2) has been updated to reflect the agreed size increase figures. The updated second reason for refusal is set out below:

- 5.1 The proposed replacement dwelling and proposed garage will result in a total cumulative increase in floor space of approximately 375%, and the proposed developments are significantly disproportionate to the original dwelling. Furthermore proposed replacement dwelling and proposed garage will result in a total cumulative increase in volume of approximately 312% the proposed replacement dwelling and garage would result in a large, visually prominent, incongruous and bulky residential development within the countryside. Its size, scale, bulk and massing would result in a materially large and dominant structure within the site, not subservient or sympathetic to the original dwelling.

The design, size, bulk and scale of the proposal are contrary to the National Planning Policy Framework, Policies ADPP1, ADPP6, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. The proposal fails to accord with Policy ENV23 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the guidance contained within the West Berkshire Supplementary Planning Document: Quality Design: Part 2 Residential Development and the Replacement Dwellings and Extensions to Dwellings in the Countryside (July 2004). The proposal is also contrary to Policies C3 and C7 of the emerging West Berkshire Council Proposed Submission Housing Site Allocations Development Plan Document (DPD).