

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	17/01276/HOUSE Bucklebury Parish	12 <sup>th</sup> July 2017  Extended to 17 <sup>th</sup> August 2017	Loft conversion with roof alterations and velux windows  4 Mortons Lane  Upper Bucklebury  Berkshire  RG7 6QQ  Mr and Mrs Dyson

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/01276/HOUSE>

**Recommendation Summary:** To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).

**Ward Member(s):** Councillor Quentin Webb  
Councillor Graham Pask

**Reason for Committee determination:** Called in by Councillor Webb if the recommendation is for approval. Reason: The design of roof and roof windows and general design not in keeping with surrounding designs.

**Committee Site Visit:** 9 August 2017

#### Contact Officer Details

**Name:** Helen Robertson  
**Job Title:** Assistant Planning Officer  
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## 1. RELEVANT PLANNING HISTORY

11/02202/HOUSE Single storey rear/side extension and adjustment of existing brick wall to widen existing parking bay. Approved 13<sup>th</sup> October 2011 (not implemented)

## 2. PUBLICITY

Site Notice Expired: 28<sup>th</sup> June 2017  
Neighbour Notification Expired: 15<sup>th</sup> June 2017

## 3. CONSULTATIONS AND REPRESENTATIONS

### 3.1 Consultations

**Parish Council:** OBJECT - Bucklebury Parish Council objects to this application on the following grounds:

- Increase in massing
- Overdevelopment of the site
- Appearance
- Inappropriate to the street scene
- Insufficient off road parking.

This property is one of a pair of semi-detached houses which were originally designed to resemble a Berkshire farmhouse. The result of this application (which is in a very prominent position on the entrance to Mortons Lane) will be to unbalance the pair of houses.

**Highways:** The proposal includes increasing the number of bedrooms from three to four. According to the Councils new car parking standards, this site is in zone 3 and would increase the car parking requirement from an existing 2.5 spaces to 3.0 space with the proposal. For the existing, we would round up the 2.5 to 3.0 spaces, so technically there is no increase in car parking demand.

I understand that the garage is not used for car parking, and this is very common, and this is why the new car parking standards do not count garages. Therefore there is one car parking space currently available that would be retained with the proposal. With reference to the above paragraph, the existing shortfall in car parking will remain at 2 spaces.

Even if there was an increase in parking shortfall, we would normally only object if we considered that the area already had parking congestion and any additional on street parking could be potentially detrimental to the public highway. From pictures taken during the evening of Thursday July 20<sup>th</sup> 2017, I consider that it would have been difficult to have justified refusing the planning application. From

observations made on site, there were vehicles parked on street, but I wouldn't say it was a significant number.

I therefore raise no objection to this planning application.

**Environmental**

**Health:** Have no comments to make.

**AONB**

**Management**

**Board:** No comments received to date

**Drainage Team** No comments received to date

**Ecology** No comments received to date

### 3.2 Representations

Total: 5            Object:        5            Support: 0

Summary of comments:

**Object:**

- Undermines original farmhouse/farmyard entrance concept. Affects the character of the area
- Gives the appearance of a townhouse
- Unbalances the pair of properties at the entrance to the site
- Change in outlook
- Sets precedent for more extensions of this type
- Existing parking concerns. Only one parking space. Vehicles currently parked in an obstructive manner.
- Creating a further room would increase parking need

Other matters (such as maintenance of the property and affect on house values) have been raised however they are not material planning considerations

## 4. PLANNING POLICY

4.1 The statutory development plan comprises the West Berkshire Core Strategy (2006-2026) (CS) and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and the West Berkshire Housing Site Allocations Development Plan Document (2006 – 2026) (DPD)

4.2 Other material considerations include government guidance, in particular:

- The National Planning Policy Framework (March 2012) (NPPF)
- The National Planning Practice Guidance (March 2014),

- 4.3 The policies within the West Berkshire Core Strategy (2006-2026) and West Berkshire Housing Site Allocations Development Plan Document (2006 – 2026) attract full weight.

The following policies are relevant to this application:

Core Strategy Policies -

- Area Delivery Plan Policy 1: Spatial Strategy;
- Area Delivery Plan Policy 5: The Area of Outstanding Natural Beauty;
- CS 13: Transport;
- CS 14: Design Principles;
- CS17: Biodiversity and Geodiversity
- CS 19: Historic Environment and Landscape Character

Development Plan Document Policy –

- C1: Location of New Housing in the Countryside
- P1: Residential Parking for New Development

- 4.4 Paragraph 215 of the NPPF advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. There are no saved West Berkshire District Local Plan Policies relevant to this application.

- 4.5 In addition, the following locally adopted policy documents are relevant to this application:

- Supplementary Planning Document, Quality Design (June 2006);
- Supplementary Planning Guidance, House Extensions (July 2004);
- Planning Obligations Supplementary Planning Document (December 2014);
- Bucklebury Village Design Statement (April 2002).

## **5. DESCRIPTION OF DEVELOPMENT**

- 5.1 The application is for a loft conversion that involves altering the roof profile from a full hip to a part hip with velux windows to the front and rear elevations. The converted space will form an additional bedroom. The total number of bedrooms is increased from 3 to 4.

## **6. APPRAISAL**

The main issues for consideration in the determination of this application are:

- The principle of the development
- The impact on the character of the area and the Area of Outstanding Natural Beauty;
- The impact on neighbouring amenity;
- The impact on highways and parking;
- The impact on biodiversity and geodiversity;
- Assessment of sustainability
- Community Infrastructure Levy

## **6.1. The principle of the development**

- 6.1.1. The application site is located inside of the defined settlement boundary of Upper Bucklebury and within an Area of Outstanding Natural Beauty (AONB).
- 6.1.2 Policy ADPP1 advises that most development will be within or adjacent to existing settlements.

## **6.2 The impact on the character of the area and the Area of Outstanding Natural Beauty**

- 6.2.1 Through the provisions of the NPPF the government outlines the importance of the design of the built environment. Policy CS14 of the Core Strategy states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area.
- 6.2.2 The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The NPPF provides AONBs the highest level of protection. Policy ADPP5 of the core strategy states that 'development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB'.
- 6.2.3 Mortons Lane is a pleasant, spacious cul de sac of mixed property types and designs. The entrance to the development is approached via a stretch of landscaped access road and the properties are set well within the site. The application property is a one of a semi-detached pair set at a right angle to the highway and facing the entrance to the site in a prominent position within the streetscene of the development but not highly visible from Broad Lane. The development was granted approval in 2005 and it is understood from the original drawings that the properties set towards the entrance to the site were arranged to form a farmyard courtyard entrance feature. The pair of semi-detached properties numbers 3 and 4 are labelled 'farmhouses' on the original drawings. They are not a matched pair although from the front view the roof is symmetrical and fully hipped to both properties in the pair.
- 6.2.4 The proposed roof extension alters the existing full hip at number 4 to a smaller barn hip increasing the mass of the roof. The roof profile of the pair is therefore altered so that they are no longer symmetrical from the front view. The existing pair is not symmetrical from the rear view given the catslide roof and dormer to the rear of number 4. Mortons Lane is characterised by pairs of cottages that have different roof shapes as seen at numbers 5 and 6 to the north, where there is a half hip and a gable, and elsewhere on the development. On detached properties within the development there are also differing roof shapes to each side elevation as seen at numbers 1 and 2. Whilst the proposal will detract from the appearance of the existing pair it will also maintain this variety of roof designs within the development, which is a feature of the existing streetscene and roofscape. In the context of the existing streetscene the unbalancing of the pair is not considered, on balance, to be so significantly harmful to warrant refusal and is considered in accordance with para 7G1 of the Bucklebury VDS which states that extensions should respect the scale, density, style, and general line of existing buildings.

- 6.2.5 As stated this pair of properties is located in a prominent position at the entrance to the site. Comments are noted regarding numbers 3 and 4 representing the farmhouse in the farmyard courtyard entrance feature. There is however no homogenous farmhouse design in West Berkshire. Farmhouses of many different designs are altered and extended, each application being dealt with on its own merits. The consideration here is whether the proposal respects the character of Mortons Lane. As detailed above, on balance, the proposal is not considered to significantly alter the design ethos of this relatively new housing development or the existing setting of Mortons Lane to an unacceptable degree.
- 6.2.6 The extended side elevation is to be finished in matching brick and roof tiles are to match the existing to accord with 7 G 2 of the Bucklebury VDS as they will be sympathetic and appropriate in colour and form to harmonise with the surroundings. Existing roof windows on the barn style property at number 1 are of a conservation type however standard roof lights are visible elsewhere. A condition is proposed that, notwithstanding what is shown on the drawings, details of the rooflights be agreed prior to commencement of related development to ensure they are appropriate in size and design to the area.
- 6.2.7 The proposed development is not considered to constitute overdevelopment of the site. The proposal does not increase the footprint of the property. The rear garden space would not be reduced as a result of this proposal. The amenity space remains at approximately 145 square metres which accords with 1.16.4 of the SPD where as a general guide 100 square metres or more amenity space is recommended for houses of 3 bedrooms or more.
- 6.2.8 The property is set within the built environment of Mortons Lane and is not immediately adjacent to any open countryside. The proposal is not considered to have a harmful impact upon the landscape quality of the North Wessex Downs AONB. Nor is it considered to have an impact that is more harmful than the existing building on the rural character of the area.

### **6.3 Impact on neighbouring amenity**

- 6.3.1 The Core Principles of the NPPF state that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings and Policy CS14 states that development should make a positive contribution to the quality of life. As such amenity is an important consideration.
- 6.3.2 **Sunlight & Daylight:** Due to the location of the proposal on the east elevation of number 4 and/or the degree of separation there would be no impact on overshadowing or daylight to numbers 2 and 3 to the west, number 1 to the south west, number 5 to the north, number 39 to the north east or numbers 41 and 42 to the south east. Number 40 is set to the east and could potentially be affected by the proposal. However, as there remains a separation distance of approximately 15 metres between the properties the assessed impact is considered acceptable.

- 6.3.3 **Overlooking / privacy:** The issue of overlooking and loss of privacy has been considered in relation to neighbouring properties. Existing windows in the side elevation at first floor serve non habitable areas in the dwelling and this will remain the case. There are no new second floor windows proposed to the side elevation that would overlook number 40. Although from the floorplan it appears that the staircase and wardrobes are to be located adjacent to the east elevation a condition is proposed that no windows be inserted at second floor level without prior approval. Rooflights are in addition to existing first floor windows serving the existing bedrooms on the front and rear elevations and when also considering the oblique angle at which views would be available are not considered to lead to any further significantly harmful overlooking.
- 6.3.4 **Overbearing:** The issue of overbearing impact has been considered in relation to the surrounding properties. Whilst the proposal increases the massing of the roof and will be visible to the surrounding properties given the orientation and degree of separation between the properties there is not considered to be any significantly harmful overbearing impact on numbers 1, 2, 3, 5, 39, 41 or 42. As a distance of approximately 15 metres will remain between number 4 and number 40 the impact is, on balance, not considered sufficiently harmful to warrant refusal. Loss of a view is not considered to be a planning matter.
- 6.3.5 **Noise and disturbance:** The proposal is an extension to an existing residential property. It is not therefore considered that there will be any significant impact in terms of noise and disturbance from its use. Given the semi rural location it is considered a condition to restrict the hours of work during construction is appropriate.

## **6.4 Impact on highways and parking**

- 6.4.1 The Highways Officer has considered the proposal in relation to the existing parking provision at the site and for the reasons outlined in the consultation response above has raised no objections. In the absence of a Highways objection it is considered that, on balance, no significant harm has been identified that would make the proposal unacceptable on Highways grounds.

## **6.5 Impact on biodiversity and geodiversity**

- 6.5.1 The site is within a Biodiversity Opportunity Area as defined in the West Berkshire Core Strategy. These areas do not represent a statutory designation or represent a constraint on development but are areas where biodiversity improvements are likely to have beneficial results at a strategic scale. Given the scale of this householder proposal and the location of the site within an existing housing development no biodiversity improvements have been sought.

## **6.6 Presumption in favour of sustainable development**

- 6.6.1 The NPPF places a strong emphasis on sustainable development. Planning applications must result in a sustainable form of development with consideration of the economic, social and environmental sustainability aspects of the proposal.

- 6.6.2 This application is an extension to an existing residential property and has limited economic considerations. Contributing to and protecting and enhancing the natural and built environment is fundamental to the environmental role of planning. The impact on the character and appearance of the surrounding area has been carefully assessed and found to be acceptable and the proposal is not considered to have any significantly detrimental impact on the surrounding area. Social considerations overlap those of environmental in terms of amenity and this must be balanced against the impact upon the amenity of surrounding neighbours. The extensions proposed are not considered to have sufficient detrimental impact on the amenities of neighbouring occupiers to warrant refusal.
- 6.6.3 For the above reasons it is considered that the proposed development complies with the presumption in favour of sustainable development.

## **6.7 Community Infrastructure Levy**

- 6.7.1 The increase in internal floor space of the proposed house extension is less than 100m<sup>2</sup>. Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council house extensions of less than 100m<sup>2</sup> are not liable to pay the Community Infrastructure Levy.

## **7. CONCLUSION**

- 7.1 The impact of the proposed extension on the character and appearance of the AONB and the character of the area and the setting of Mortons Lane has been carefully assessed. It is considered that due to its scale, layout, form and appearance, the proposed loft conversion and alterations to the roof will not, on balance, have a significantly detrimental impact on the character and appearance of the area.
- 7.2 Whilst it is acknowledged there will be some visual impact on the adjacent surrounding properties, on balance, it is not considered that the proposal would have sufficient detrimental impact on the amenities of the occupiers to warrant refusal.
- 7.3 Given the advice of the Highways Officer there is not considered to be any significant detrimental impact upon highways and parking.
- 7.4 Overall, it is considered that the proposed development would be consistent with the presumption in favour of sustainable development introduced by the NPPF.
- 7.5 Having taken account all of the relevant policy considerations and the other material considerations referred to above, and having regard to the reasons to support the proposal, the proposed development is recommended for approval subject to the conditions listed below



## 8. RECOMMENDATION

**DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1)

### 8.1 Schedule of conditions

#### 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); to enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

#### 2. Standard approved plans

The development hereby permitted shall be carried out in accordance with the approved drawings: LP-3250-02 and Block Plan; received on 17<sup>th</sup> May 2017.

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

#### 3. Materials as Specified

The materials to be used in the development shall be as specified on the plans or the application forms. No other materials shall be used unless prior agreement in writing has been obtained from the Local Planning Authority. Where bricks and tiles are specified these shall match those on the existing development to the satisfaction of the Local Planning Authority.

Reason: To ensure that the materials are appropriate to the existing development, the site and its surroundings. This condition is imposed to comply with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

#### 4. Hours of work (construction)

No demolition or construction works shall take place outside the following hours:

- 8:00am to 6:00pm Mondays to Fridays;
- 8:30am to 1:00pm Saturdays;
- nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026).

#### 5. Windows PD removal

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows which would otherwise

be permitted by Schedule 2, Part 1, Class A of that Order shall be constructed at second floor level on the east elevation without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: In the interests of the privacy and amenity of neighbouring properties. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS14 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (2006) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

6. **Details of rooflights** No related development shall commence until details of the rooflights to be used in the proposed development have been submitted to and approved in writing by the Local Planning Authority on an application made for the purpose. This condition shall apply irrespective of any indications as to the details that may have been submitted with the application. Thereafter the roof lights used in the development shall be in accordance with the approved details.

Reason: To ensure that the rooflights are appropriate to the existing development, the site and its surroundings. This condition is imposed to comply with the National Planning Policy Framework (March 2012) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026)

Informatives:

- 1 **Approval - Representations received**  
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.