

Item No	Application and Parish	No.	8/13 week date	Proposal, Location and Applicant
(2)	17/02365/HOUSE Frilsham Parish Council		12th October 2017	Single storey side and rear extension 4 Beechfield, Frilsham, RG18 9XF Adam and Bryoney Pusey

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

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/02365/HOUSE>

Recommendation Summary: To **DELEGATE** to the Head of Planning and Countryside to **Approve PLANNING PERMISSION.**

Ward Members: Councillor Graham Pask
Councillor Quentin Webb

Reason for Committee determination: 15 Objection letters received.

Committee Site Visit: 11 October 2017

Contact Officer Details

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1. PLANNING HISTORY

- 16/02875/HOUSE - Side and rear two storey extension and internal alterations - Refused
17/00132/HOUSE - Side and rear two storey extension and internal alterations – Refused
Currently on appeal.
17/01608/HOUSE - Single storey side and two storey rear extension with internal re-order
Refused.

2. PUBLICITY

- 2.1 A site notice was displayed on 30th August 2017 and expired on 20th September 2017. Neighbour notification letters have been sent to 4 local recipients. The Council has therefore complied with the publicity requirements of the Town and Country (Development Management Procedure) Order 2015 and the Council's Statement of Community Involvement.

3. CONSULTATION

3.1 Consultations

Parish Council:	No objection
Highways	No objection subject to informatives
Natural England	No comments to make
Ecology	No comments received at time of report
NWD	No comments received at time of report
Environmental Health	No objections

3.2 Representations

Total: 15	Object: 15	Support: 0
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Summary of comments:

- Considerable increase in floor area, almost doubling footprint.
- More urban, affecting the deeply rural aspect of the area.
- Precedent.
- Loss of light to windows on the rear elevation of both neighbouring properties and the garden and windows at No.16.
- Not in keeping with other extensions in the area.

4. PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for West Berkshire comprises:

- West Berkshire Core Strategy (2006-2026)
- Policy C6 WBC Housing Site Allocations DPD (2006-2026) Adopted May 2017.

- 4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and who these are expected to be applied. It is a material consideration in planning decisions. The NPPF is supported by the Planning Practice Guidance (PPG).
- 4.3 According to paragraph 215 of the NPPF, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 4.4 The West Berkshire Core Strategy (2006-2026) is the first development plan document (DPD) within the new West Berkshire Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The following policies from the Core Strategy are relevant to this development:
- NPPF Policy
 - ADPP1: Spatial Strategy
 - ADPP5: AONB
 - CS14: Design Principles
 - CS17: Biodiversity and Geodiversity
 - CS19: Historic Environment and Landscape Character
- 4.5 According to Paragraph 216 of the NPPF, decision-takers may also give weight to relevant policies in emerging plans according to:
- (1) The stage of preparation,
- (2) The extent to which there are unresolved objections to relevant policies and
- (3) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.
- The Local Development Scheme (LDS) provides a timetable for the preparation of emerging development plan documents.
- 4.6 The Housing Site Allocations Development Plan Document (HSA DPD) is the second DPD of the new West Berkshire Local Plan, which will allocate non-strategic housing sites across the district. The HSA DPD was adopted in May 2017. The following policy from the HSA DPD is relevant to this development and now carries significant weight.
- Policy C6: Extension of Existing Dwellings within the Countryside.
- 4.7 The following local policy documents adopted by the Council are material considerations relevant to the development:
- West Berkshire Supplementary Planning Guidance: House Extensions (adopted July 2004)
 - West Berkshire Supplementary Planning Document Series: Quality Design (SPDQD), (adopted June 2006)
 - Part 1 Achieving Quality Design
 - Part 2 Residential Development
 - West Berkshire Supplementary Planning Document Delivering Investment from Sustainable Development

5. DESCRIPTION OF DEVELOPMENT AND THE SITE

- 5.1 This application seeks full planning permission for the construction of a single storey side and rear extension at a semi detached residential property.
- 5.2 The site is located in Beechfield, Frilsham which is a small private road, serving a number of similar semi detached properties.
- 5.3 The site is outside of any designated settlement boundary and is within the North Wessex Downs Area of Outstanding Natural Beauty.
- 5.4 The proposed extension will increase the overall floor area of the original property which was approximately 126 square metres by approximately 55 square metres, a percentage increase of 44%.

6. APPRAISAL

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

- Principle of the development
- The impact on the character and appearance of the area
- The impact on the listed building and conservation area
- The impact on neighbour amenity
- The impact on Highway safety
- The impact on biodiversity
- The impact on Trees
- Community infrastructure levy
- The presumption in favour of sustainable development

6.1 The principle of development

- 6.1.1 The application site is located outside of any designated settlement boundary, and is within the North Wessex Downs Area of Outstanding Natural Beauty. Policy C6 of the HSA DPD states that there is a presumption in favour of proposals for the extension of existing permanent dwellings subject to specified criteria.

6.2. Impact upon the character and appearance of the site and the area

- 6.2.1. The Government attaches great importance to the design of the built environment, and securing high quality design is one of the core planning principles of the NPPF.
- 6.2.2. The site is located within the garden area of No. 4 Beechfield which is a semi detached residential property.
- 6.2.3. The Paragraph 17 of the NPPF states that in relation to design, Councils should always seek to secure high quality design which respects and enhances the character and appearance of the area. The NPPF is clear that good design is indivisible from good planning and attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, 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. The NPPF also adds that the visual appearance is a very important factor, securing high quality and inclusive design goes beyond aesthetic considerations.

- 6.2.4. Paragraph 58 of the NPPF states that developments should function well and add to the overall quality of the area, respond to local character and history, and be visually attractive as a result of good architecture and appropriate landscaping.
- 6.2.5. Core Strategy Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. It further states that design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality.
- 6.2.6. Core Strategy Policy CS19: Historic environment and landscape character also outlines that in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard has been given to the sensitivity of the area to change and ensuring that the new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.2.7. The Council has adopted a Supplementary Planning Document series entitled Quality Design (SPDQD). Part 2 of SPDQD provides detailed design guidance on residential development. It offers guidance on how to preserve residential character by emphasising that respecting the physical massing of an existing residential area is a critical part of protecting residential character. The physical bulk of the proposed development has been considered in terms of its footprint, length, and width in line with the guidance within SPDQD part 2.

6.3. Impact upon neighbouring amenity

- 6.3.1. Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. Core Strategy Policy CS14 further states that new development must make a positive contribution to the quality of life in West Berkshire. The Council's Supplementary Planning Document 'Quality Design' and Supplementary Planning Guidance House Extensions provide guidance on the impacts of development on neighbouring living conditions.
- 6.3.2. The nearest dwellings to be affected by the proposal are No 3 and No 5 Beechfield. The side elevation of the proposed single storey extension, which has no proposed side windows will be approximately 6 metres away from the side elevation of the main dwellinghouse at No. 5, and the proposed single storey extension meets the criteria for light contained in Supplementary Planning Guidance 04/2 House Extensions (July 2004). The application site is located to the north west of the neighbour.
- 6.3.3. Although the proposed single storey extension will extend for 4.5 metres beyond the rear elevation of the adjoining property No.3 which is to the north west of the application site the extension is sited 2 metres away from the boundary between the two properties, and meets the criteria for light contained in SPG 04/2 House Extensions (July 2004).
- 6.3.4. Given the position of the two properties there would already be loss of light to the rear of both the application site and No.3 during the afternoon, created by the existing dwellinghouses. It is considered that this would not be exacerbated by the proposed single storey extension.

6.4. On-site amenity and facilities for future occupiers

- 6.4.1. According to Part 2 of the Council's Supplementary Planning Document "Quality Design (SPDQD)", the Council considers it essential for the living conditions of future residents that suitable outdoor amenity space (e.g. private gardens) is provided in most new residential development.
- 6.4.2. The Council's Supplementary Planning Document "Quality Design" Part 2 suggests a minimum garden size of 100 square metres for houses with 3 or more bedrooms. A more than sufficient garden area will be retained on the site.

6.5. Impact on Highways (safety and use)

- 6.5.1. Road safety in West Berkshire is a key consideration for all development in accordance with Core Strategy Policy CS13.
- 6.5.2. The Council's Highways Officer was consulted and has reviewed the application with reference to the new parking guidelines and has raised no objection to the scheme, subject to Informatives HI3 and HI4.
- 6.5.3. Overall, it is considered that the proposed development would not have a material impact on highway safety and would be provided with sufficient parking. The application is therefore considered to comply with Core Strategy Policy CS13 and the parking standards as set out within the published Proposed Submission Housing Site Allocations DPD.

6.6. The impact upon green infrastructure and biodiversity

- 6.6.1. Core Strategy Policy CS17 (Biodiversity and geodiversity) states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced. Policy CS17 also states that, in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.
- 6.6.2. No adverse comments have been received from Natural England and from the Council's Ecologist.
- 6.6.3. Policy CS18 seeks to protect and enhance the District's green infrastructure. The trees on the site are not subject to any protection by Tree Preservation Orders.

6.7. Other matters

6.7.1. Community Infrastructure Levy

- 6.7.2. Core Strategy Policy CS5 (Infrastructure) states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery. The Council has implemented its Community Infrastructure Levy (CIL) as from 1st April 2015. Planning applications which have been decided since the 1st April 2015 may be liable to pay the levy.
- 6.7.3. Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations, residential development of 100m² or more will be liable to pay the Community Infrastructure Levy.

6.7.4. The proposal's GIA is 54 m²

6.7.5. As such this application is not CIL Liable.

6.7.6. The assessment of sustainable development

6.7.7. When considering development proposals the Council is required to take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

6.7.8. The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision. Planning applications must result in sustainable development with consideration being given to the economic, social and environmental sustainability aspects of the proposal.

6.7.9. Economic dimension: It is considered that the proposal makes no significant contribution to the wider economic dimension of sustainable development. There would be a minor benefit in terms of additional employment during the construction period.

Environmental dimension: With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment, the impact on the character and appearance of the surrounding area has been assessed as part of this application. It is considered that the proposal respects and preserves the existing natural and built environment and that the proposal protects and enhances the prevailing pattern of development in the local area and the character and appearance of the site itself and of the surrounding AONB.

Social dimension: It is considered that the proposal makes no significant impact on the social dimension of sustainable development and will not damage the character and amenity of the local area to the detriment of its enjoyment by local residents.

6.7.10. For the above reasons, it is considered that the proposed development is sustainable development as set out in the NPPF.

7. CONCLUSION

7.1. Having regard to the relevant development plan policy considerations and the other material considerations referred to above it is considered that the proposed development is acceptable and should be approved for the reasons set out below:

7.2. This decision has been assessed against the provisions of the relevant policies related to the proposal. These are; ADPP1, ADPP5, CS13, CS14, and CS19 of The West Berkshire Core Strategy 2006 - 2026, Policy C6 of the West Berkshire Council Housing Site Allocations Development Plan Document Adopted May 2017, and the National Planning Policy Framework and also against other relevant local policy documents.

8. FULL RECOMMENDATION

To **DELEGATE** to the Head of Planning & Countryside to **Approve PLANNING PERMISSION** for the reasons set out in Section 8.1

8.1 Reasons:

The proposed extension is considered to respect Paragraph 17 – Core Planning Principles, Paragraph 56 and 64 of Chapter 7 – Requiring Good Design, of the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Policy C6 of the WBC Housing Site Allocations DPD (2006-2026) Adopted May 2017. It is also considered to comply with the guidance contained in WBC Supplementary Planning Document Quality Design Part 2, and Supplementary Planning Guidance 04/2 House Extensions (July 2004), all of which seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.