

**WESTERN AREA PLANNING COMMITTEE
ON 21ST FEBRUARY 2018**

UPDATE REPORT

Item No: (1) **Application No:** 17/02916/HOUSE **Page No.** 31 - 44

Site: Glendale Manor, Collaroy Road, Cold Ash, RG18 9PB

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: Councillor Gillian Hall

Objector(s) speaking: Mr Philip Greatrix
Mr John Cleator

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Stephen Hammond

Ward Member(s): Councillor Garth Simpson

Update Information:

1. Site History

1.1 More information was requested on the refused 2002 planning application 02/02373/OUT. This application was for an additional dwelling to the south of Glendale Manor. The application was refused due to the impact on the character of the area as there would be a loss of trees and hedgerows to the front of the property and the private amenity space would be small. In addition the impact on the TPO was considered unacceptable and the application was refused on highway grounds.

Officer note: Policies and guidance have been updated since 2002 and this application was for an additional dwelling rather than an extension to existing house. It is therefore considered that these reasons for refusal would not apply to this application.

2. Additional representations and information

- 2.1 At the committee site visit, Members requested further information on the new dwelling approved under permission 16/03610/FULD. The applicant submitted a visualisation (Appendix 1) of the new dwelling. Whilst it is noted that the garage is bricked up on the side and rear elevations this representation gives an indication of the design of the approved dwelling.
- 2.2 Mr and Mrs Greatrix submitted 2 additional plans (Appendix 2) showing sight lines from the balcony and first floor windows on the north and south elevations and an amended Bedroom 2 Visibility Diagram showing the sight lines from Alamein.

Officer note: Paragraph 7.4 address concerns with regards to Bedroom 2 Visibility Diagram. It is acknowledged that the boundary wall and fence height between Alamein and Glendale Manor is drawn to the incorrect height. Officers consider that the steps to secure privacy, outlined in the report (section 6.3), are sufficient.

- 2.3 Mr and Mrs Greatrix have submitted an additional 4 objections to the proposal attached (Appendix 3) these are objections to the design, use of materials, glass section on the front elevation and the full-length balcony at the rear.

Officer note: It is acknowledged that the design is complex however it was considered that the proposal would not cause detrimental harm on the character of the area due to the site characteristics and the variation in designs of surrounding dwellings. The large window to the front was considered acceptable as there was a sufficient separation distance between the window and the dwellings opposite in addition 16/03610/HOUSE was approved with a similar window on the front elevation. Officers consider the privacy screens on either side of the proposed balcony provide suitable protection. The 21 metre guidance referred to is privacy guidelines for houses backing onto each other and can be used for distance between frontages (Quality Design: West Berkshire Supplementary Planning Document, 2006) there is no specific guidelines for a windows on side elevations facing the neighbouring property's side elevations.

- 2.4 Mr and Mrs Hammond provided a response to the additional drawings submitted. This is attached as an appendix (4).
- 2.5 Further information was submitted by Mr and Mrs Greatrix and Mr and Mrs Hammond however this was submitted after the Thursday deadline, as specified by the Chairman at the committee site visits, and therefore is not included in the update report.

3. Highway Concerns

- 3.1 It was raised at the Committee site visit that there are highway safety concerns whilst construction is taking place. Paragraph 6.4.2 addresses highway safety concerns by use of a condition for details of temporary parking and turning area.

4. Informatives

- 4.1 It is recommended that the informatives below be attached to the decision notice if planning permission is granted:

1. 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 worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.

2. The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil
3. The Highways Manager, West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 519887, should be contacted to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made, allowing at least four (4) weeks' notice, to obtain details of underground services on the applicant's behalf.
4. The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.
5. The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
6. In order to protect the stability of the highway it is advised that no excavation be carried out within 15 metres of a public highway without the written approval of the Highway Authority.

DC

Appendices

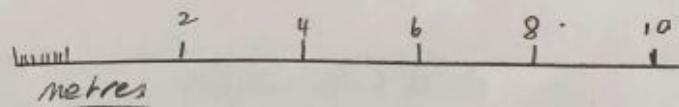
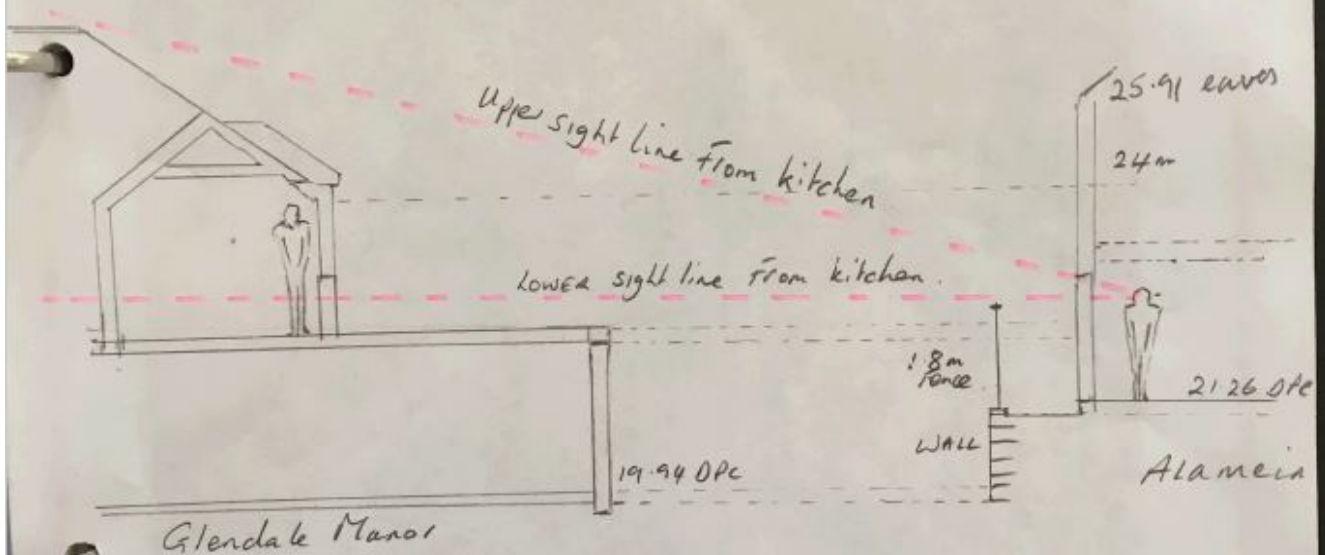
Appendix 1: Visualisation of approved dwelling (16/03610/FULD)



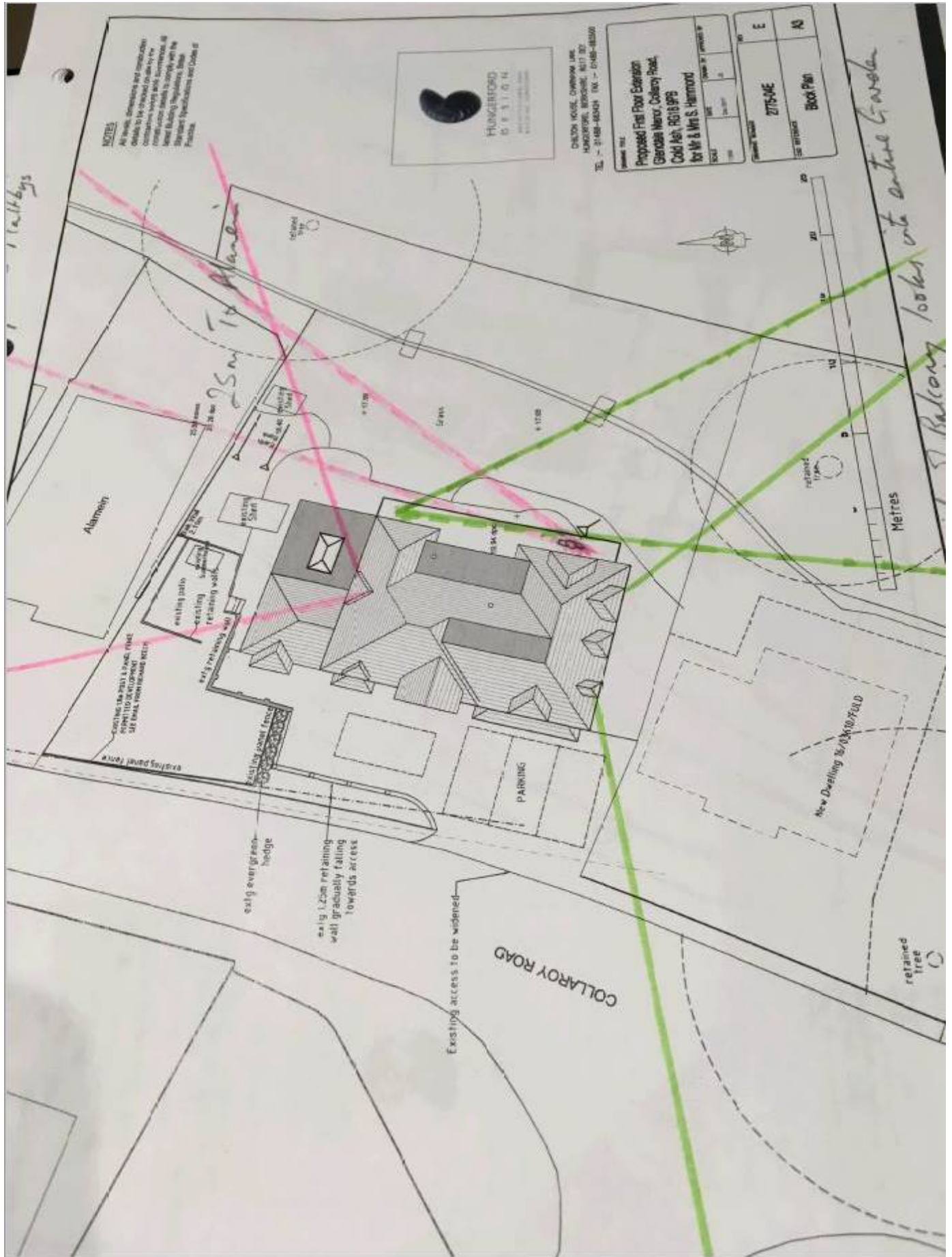
Appendix 2: Mr and Mrs Greatrix Additional Plans

SIGHT LINE FROM ALAMEIN. DATED ::

SIGHT LINE FROM ALAMEN. DATED : 2nd Jan 18



- 1 Flat room - approx 30cm lower than top of fence.
- 2 Exposed brick 1.91m above top of Bedroom 2 window
- 3 Bedroom 2 window to exposed brick 12.5m.



Appendix 3: Mr and Mrs Greatrix Additional Objections

Dear Planning

Planning Application: 17/02916/HOUSE

Our reference is taken from Cold Ash and Ashmore Green's Village Design Statement and the West Berkshire Supplementary Planning Guidance for House Extensions (July 2004).

Guidance notes: The basic shape and size of the extension should normally be subservient to the design of the original building. The shape, pitch and style of the roof is also a significant factor with the best-looking extensions generally having a simple shape. Unusual plan shapes lead to complicated roof constructions, that often look out of place.

Objection 1: This proposed extension is a 'flight of fancy' and is not subservient to the original house. It has a hugely complicated roof structure, with over 13 pitches across over 5 separate height variations. There are 3 flat roofs. For such a large proposed extension and no bedrooms being added, it must in planning terms be regarded as a poor use of space. There are plenty of examples of excellent extensions to bungalows in the local area – this will not be one of them!

Guidance notes: The impact on the street scene is paramount and therefore materials, including: colours, tones, textures should make the extension appear subservient to the original building.

Objection 2: The existing bungalow is a brick and mortar construction. Completing the whole house in white render would be out of keeping to all houses in the vicinity, including the planned new build – 16/03610/FULD.

Guidance notes: Size, style and proportion of windows should match the original house. Two storey front extensions are not generally acceptable, unless set well back from the road on a good-sized plot.

Objection 3: The style and proportion of the glazed entrance area to the front is too dominating and not subservient to the original house. The large windows, above the entrance, are less than 7m from Collaroy road and will provide pedestrian with a view directly into the upper floor landing. No one wants to look into other people's lives but they will almost be forced to....this is not fair to anyone!

Guidance notes: Effects on neighbours is a prime consideration and extensions will only be permitted where there is no material harm to a neighbour's privacy and outlook. The rule of thumb is a min of 21m is required between directly facing windows.

Objection 4: There is material harm to our privacy by allowing a full-length balcony to the rear. I have attached drawings showing the impact on our garden and the next-door neighbours. The applicant's compromise was to suggest putting a glazed privacy screen up at each end. This is quite dreadful and should not even be considered. If there is a possibility of overlooking neighbours, then it cannot be accepted. The balcony will also directly over look the new build – 16/03610/FULD, but the owners don't know this yet...!

Bedroom 2 is directly opposite our kitchen windows with 12.5m between both windows. Once again, the applicant's suggestion is obscurity glass, which, if this was a bathroom we could understand. Obscurity glass in bedrooms is not the answer and seems very unfair to the occupants themselves! Why not consider roof lights, like on our house?

All other points in our letter dated 9th Nov 2017 are still valid.

Kind regards

Philip & Katie Greatrix – Alamein RG18 9PB

Dated: 15th Feb 2018

Appendix 4: Mr and Mrs Hammond's Response

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Gemma,

We note that Mr Greatrix has provided additional information in relation to our planning application 17/02916/HOUSE which appears to re-emphasise some of the points he raised at the Planning Committee site visit on Thursday 15th February 2018. Could you please advise if the diagrams he has supplied are admissible to the Committee as they are not to scale, are schematic and do not show the differing height levels?

Additionally I have spoken with Mr Webb at Hungerford Design in relation to the visibility Diagram 1386377pdf that is alleged to be wrong. Sid re-looked at the Diagram and acknowledges that the wall height is incorrect, but that the Eaves and DPC levels are both correct. He also raised the point that the diagram has now been superseded by the addition of the Obscure Glazing to the window on the northern side of the property.

Additionally I asked Mr Webb about the 21m distance between buildings raised by Mr Greatrix and he advised me that the 21m is reference to a planning guideline for new build houses positioned back to back. Could you also advise if this is relevant to this application as the point being raised relates to "Side to Side" positioning?

Many Thanks

Kind Regards

Steve & Helen Hammond