

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(5)	18/00415/FULD Purley-On-Thames	19 <sup>th</sup> April 2018 (extension of time agreed to 25 <sup>th</sup> May 2018)	Demolition of existing bungalow and double car port, erection of replacement house with triple car port and storage. New roof and cladding to existing outbuilding.  Home Farm, Purley Village, Purley On Thames, Reading, Berkshire  Mr and Mrs Timothy Metcalfe

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/00415/FULD>

**Recommendation Summary:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in section 8.1 of this report.

**Ward Members:** Councillor Tim Metcalfe

**Reason for Committee Determination:** Planning application on behalf of a Ward Member and Member of the Eastern Area Planning Committee

**Committee Site Visit:** 16/05/2018

<b>Contact Officer Details</b>	
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## 1. Relevant Site History

-Planning permission 136709: Extension to rear of bungalow for 2 bedrooms and shower room plus utility and W.C. 27 March 1990.

-Planning permission 144468: Extension to bungalow to provide new double garage- store rooms & office- and convert existing garages & office into 2 bedrooms. Approved 09 June 1994.

-Planning permission 02/00419/HOUSE: Conservatory. Approved 25 February 2002.

-Planning permission 16/02022/FULD: Demolition of existing bungalow and erection of replacement house, new roof and cladding to existing outbuilding. Approved 26 October 2018

## 2. Publicity of Application

Site Notice Expired: 27 March 2018

Neighbour Notification Expired: 22 March 2018

## 3. Consultations and Representations

### 3.1 Consultations

**Parish (Purley-On-Thames)** Support with request for condition requiring a line of trees adjacent to the new dwelling for screening purposes.

**Highways** No objections.

**Environmental Health** No objections

**Thames Water** No comments received by date of writing.

**Waste Management** No objections

**SuDS** No comments received by date of writing.

**North Wessex Downs AONB** No comments received by date of writing.

### 3.2 Representations

Total: 0                      Object: 0                      Support: 0

### 3.3 Community Infrastructure Levy

3.3.1 The proposed works would be liable for payment of the Community Infrastructure Levy. This has been provisionally calculated at a sum of £17,296.88 based on the

details provided in the PAAIR form accompanying the application, subject to confirmation of the floor area.

## **4 Planning Policy**

- 4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006-2026 and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP).
- 4.2 Other material considerations include government legislation and guidance, in particular:
- The National Planning Policy Framework (March 2012) (NPPF);
  - By Design: urban design in the planning system: towards better practice (DETR/CABE);
- 4.3 The policies within the West Berkshire Core Strategy (2006-2026) attract full weight. The following policies are relevant to this application:
- ADPP1: Spatial Strategy;
  - CS1: Delivering New Homes and Retaining the Housing Stock;
  - ADPP5: North Wessex Downs AONB;
  - CS1: Delivering New Homes and Retaining the Housing Stock;
  - CS13: Transport;
  - CS14: Design Principles;
  - CS19: Historic Environment and Landscape Character.
- 4.4 The policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 attract due weight in accordance with their degree of consistency with the policies of the National Planning Policy Framework. The following saved policies are relevant to this application:
- TRANS1: Meeting the Transport Needs of New Development;
  - HSG1: The Identification of Settlements for Planning Purposes;
  - ENV23: Replacement Dwellings in the Countryside
- 4.5 In addition, the following locally adopted West Berkshire Council policy documents are relevant to this application:
- Supplementary Planning Document, Quality Design (June 2006): Part 2, Residential Development
  - The West Berkshire Planning Obligations Supplementary Planning Document (2014)
  - The North Wessex Downs Area of outstanding Natural Beauty Management Plan 2015-2019
  - The West Berkshire Supplementary Planning Guidance (04/3) on Replacement Dwellings and Extensions to Dwellings in the Countryside
- 4.6 The policies within the Housing Site Allocations Development Plan Document (DPD) attract full weight. The following policies are relevant to this application:
- C1: Location of New Housing in the Countryside;

- C3: Design of housing in the countryside;
- C7: Replacement of existing dwellings
- P1: Residential Parking for New Development

## **5. Description of Development**

- 5.1 The application site is located outside of the settlement boundary, in land defined as countryside under Policy ADPP1 of the Core Strategy. The site consists of an existing bungalow of mid 20<sup>th</sup> Century character and appearance that has been extended over the course of several previous planning permissions. The site is surrounded by high hedges on all boundaries and also includes a swimming pool and pool house outbuilding. Close to the application site to the north is the existing complex of agricultural barns and sheds consisting Home Farm, while south west of the site, close to Purley Village are two 2 storey agricultural worker's dwellings.
- 5.2 The proposed works are for the demolition of the existing bungalow on the site and the erection of a two storey replacement dwelling on a similar footprint to the existing. The garage and store accommodation to the north of the existing dwelling would be retained via works to separate it from the main dwelling, make good the demolition works, clad the building in feather board and re-roof it.
- 5.3 Previous planning permission was granted by the Eastern Area Planning Committee for a two storey replacement dwelling on this site on 26 October 2016.

## **6. Consideration of the Proposal**

### **6.1 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

- 6.1.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) and is not considered to be EIA development.

### **6.2 Appraisal**

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

- Principle of development;
- Impact of the proposed works on the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty;
- Amenity of future occupants;
- Impact on highway safety;
- Flood risk

### **6.3 The principle of development**

- 6.3.1 The application site is located outside of the defined settlement boundary, where new development is more strictly controlled and Policy ADPP1 of the Core Strategy states that it shall be focussed on addressing identified need and supporting a strong rural economy. Policy C7 of the Housing Site Allocations DPD states that there is a presumption in favour of the replacement of an existing dwelling in the countryside subject to certain provisions. It is noted that the principle of a

replacement dwelling of similar size and character has already been accepted on the site under previous permission 16/02022/FULD. In light of these considerations and the matters discussed below, the principle of development of a replacement dwelling on the site is considered acceptable in this case.

#### **6.4 Design and impact of the proposed works on the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty**

- 6.4.1 The site is situated within the North Wessex Downs Area of Outstanding Natural Beauty, which is considered to be an area of nationally significant landscape importance where the preservation of the character and appearance of the AONB is given a high level of importance in planning decision making. Due to the open character of fields surrounding the site it is highly visible in views from surrounding locations, in particular public right of way Purley 4/1 which runs to the east of the site along Mapledurham Drive, as well as from within Purley Village and the open agricultural land to the west. To the north, the site is substantially screened from views by existing vegetation and the complex of agricultural buildings to the north. At present the roof of the existing bungalow is visible above a thick, well maintained evergreen hedge that substantially screens the residential curtilage of the site and the lower parts of the bungalow from surrounding views.
- 6.4.2 The existing dwelling is a large, considerably extended bungalow. Nevertheless, despite its size and considerable footprint it is relatively low key in form, due in part to the substantial screening offered by the existing surrounding hedge, and in part to the low ridge height of approximately five metres and the simplicity of design. By contrast, the proposed replacement dwelling would be a more imposing building, with an overall ridge height of approximately 8.5 metres. Nevertheless your officer notes that the proposed building is a farmhouse situated amongst land consisting the farm, and large two storey dwellings are not uncommon in such circumstances.
- 6.4.3 In considering planning application 16/02022/FULD, Members of the Committee noted their support for the proposed design, and did not feel that, given the existing dwelling is a large and extended single storey property, the proposed two storey dwelling would be disproportionate in terms of scale to the existing. The replacement dwelling proposed under this application retains much of the design of that previously approved under permission 16/02022/FULD, including dormers set into long roof slopes and half hipped gables. However, it also incorporates subservient single storey elements to the side and rear elevation that serve to somewhat reduce the impact of built form, allowing these aspects of the dwelling to “step down” into the landscape in a manner your officer considers to be more sympathetic to surrounding views, and particularly those from the Public Right of Way along Mapledurham Drive to the east of the site. It is further noted that the proposed replacement dwelling would occupy a slightly smaller floor area than that of the previously approved dwelling, particularly in terms of its two storey elements, reducing the visual impact of this aspect of the built form. A timber framed design would assist the replacement dwelling in responding to the rural character of the surrounding landscape in the AONB.
- 6.4.4 The proposed works also include the retention and re-cladding of the existing linked office outbuilding to the north of the site that was previously approved under permission 16/02022/FULD, and a proposal for the erection of a car port/storage shed to the north east of the site to replace the car ports to be lost in demolition of

the link to the existing office. This car port building would be open-fronted with a closed element to the south for the shed. It would have a height of 5.8, a length of 12 metres and a depth of 6 metres, which is similar to that of the office building that is to be retained. While there are already two outbuildings on the site, all, including the proposed car port building, are very clearly related to the dwelling within the layout of the site, and the site has sufficient internal space so-as to retain a generous amenity space and not appear overdeveloped.

- 6.4.5 In light of the above considerations the proposed works are considered to be of an acceptable quality of design and level of impact on the character of the surrounding North Wessex Downs AONB in accordance with the requirements of Policies CS14 and CS19 of the Core Strategy.

## **6.5 Impact on highway safety**

- 6.5.1 The proposed works are not considered to engender any additional impact on highway safety. Parking would be provided at a sufficient level to meet with the requirements of both existing and emerging policies.

## **6.6 Impact on neighbouring amenity and amenity of future occupants**

- 6.6.1 The proposed dwelling would be well separated from any surrounding residential property, and as such is not considered to result in any undue impact on residential amenity. The proposed works would not alter the existing residential curtilage, and are considered to secure a good quality of amenity space for future occupants in accordance with the recommendations of the SPD.

## **6.7 Flood Risk**

- 6.7.1 It is noted that the application site is located entirely within flood zone 3, an area considered to be at high risk of flooding. The application is accompanied by a flood risk assessment that demonstrates that the proposed replacement dwelling would be capable of achieving greater resilience than the existing dwelling. It is not considered necessary to apply any further conditions in respect of this matter.

## **6.8 Landscaping**

- 6.8.1 It is noted that the site is surrounded by existing high hedging that serves to soften and confine the visual impact of the existing bungalow. It is considered that some additional trees to reinforce this landscaping, reducing the impact of the proposed two storey built form would contribute positively to assisting the works in complimenting their surroundings within the open landscape tapestry of agricultural fields surrounding the site. Therefore a condition is recommended in respect of securing a scheme of plants to be retained and additional tree planting for the site.

## **6.9 The presumption in favour of sustainable development**

- 6.9.1 This application has been assessed in terms of the above matters and the principle roles of sustainable development identified in the NPPF, these being the economic role, social role and environmental role.

-In terms of the economic and social roles of sustainable development, the proposed works are considered to be neutral, neither contributing significantly to or detracting from the local economy or providing any social benefit beyond that to the applicants and their family;

-In terms of the environmental role of sustainable development the proposed works are considered to provide improvements to visual amenity by reducing the impact of the proposed dwelling on the character and appearance of the North Wessex Downs AONB by comparison to those previously approved.

- 6.9.2 In light of these considerations the proposed works are considered to meet with the definition of sustainable development that is set out in the NPPF.

## **7. Conclusion**

- 7.1 The proposed works are considered to improve upon the design of the replacement dwelling approved under permission 16/02022/FULD, and are considered to be of an acceptable quality of design and level of impact on the surrounding open landscape in the AONB. Consequently your officer's recommendation is one of conditional approval.

## **8. Recommendation**

To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in Section 8.1.

### **8.1. Conditions**

1. The development hereby approved 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).

2. Approved drawings

The development of the replacement dwelling hereby approved shall be carried out in accordance with the location plan and drawing numbers 201-04, 201-06, 201-05, 201-03, 201-02 registered on 22 February 2018.

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

3. Irrespective of any details given in the approved plans and application form no development of the approved replacement dwelling shall commence until a schedule and samples of materials to be used in the external surfaces of the replacement dwelling has been submitted and approved under a formal discharge of conditions application. Thereafter development of the replacement dwelling shall take place in accordance with the approved schedule.

Reason: In order to ensure that sufficient consideration is given to the impact of materials on visual amenity in the North Wessex Downs AONB in accordance with the NPPF (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

4. No demolition of the existing dwelling or development of the approved dwelling shall take place until a Construction Method Statement has been submitted and approved under a formal discharge of conditions application. The development shall be carried out in accordance with the approved Construction Method Statement. The Construction Method Statement shall provide for:
- (a) The parking of vehicles of site operatives and visitors
  - (b) Delivery, loading and unloading of plant and materials
  - (c) Storage of plant and materials used in constructing the development
  - (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
  - (e) Wheel washing facilities
  - (f) Measures to control the emission of dust and dirt during construction
  - (g) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5. No development of the approved dwelling shall take place until details of a scheme of landscaping to be implemented on the site have been submitted and approved under a formal discharge of conditions application. Such details shall ensure:
- (a) The identification of all trees to be retained;
  - (b) The use of native species of trees and shrubs;
  - (c) the full implementation of the scheme in the first planting season following completion of the development;
  - (d) Retention of all approved landscaping for a period of five years;
  - (e) Any trees or shrubs that become diseased, damaged or die shall be replaced with examples of the same species and a similar size within the following planting season.

Reason: In order to ensure that the development is provided with a comprehensive scheme of landscaping in order to soften its impact in surrounding views in accordance with the NPPF (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

6. No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted and approved under a formal discharge of conditions application. The scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing. All such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.



Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the NPPF (2012) and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

7. Irrespective of any details given in the approved drawings no development of the approved replacement dwelling shall commence until full details of all means of enclosure have been submitted and approved under a formal discharge of conditions application. The replacement dwelling shall not be occupied until the means of enclosure have been erected in accordance with the approved scheme. The means of enclosure shall be retained in accordance with the approved scheme thereafter.

Reason: In order to safeguard visual amenity in the North Wessex Downs AONB in accordance with the NPPF (2012) and Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

8. The finished floor levels in the approved dwelling shall match those shown in the approved drawings.

Reason: In order to safeguard visual amenity in the North Wessex Downs AONB and to assist in flood resilience in accordance with the NPPF (2012) and Policies CS13, CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

9. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, no extensions or alterations shall be made to the dwelling hereby approved, or alterations and extensions made to its roof, nor any outbuildings erected in its curtilage, without planning permission first having been granted in respect of a planning application made for this purpose.

Reason: In the interests of visual amenity in the North Wessex Downs AONB in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

10. Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, the outbuilding and car port hereby approved shall be used only for purposes ancillary to the residential enjoyment of the main dwelling on the site. No trade or business shall take place from the outbuilding and car port and the outbuilding and car port shall not be sold, leased, rented or otherwise separately used or disposed of from the main dwelling. No separate curtilage shall be created. The car port shall be retained for the purpose of parking vehicles and shall not be used for other purposes.

Reason: In order to prevent the creation of a separate dwelling unit and to avoid pressure for additional outbuildings on a site in the North Wessex Downs AONB in the interests of visual amenity in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

11. The hours of work for all contractors, site operatives and other persons employed in the development of the replacement dwelling hereby approved, for the duration of the site development, shall be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with the NPPF (2012) and Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

12. No development of the dwelling hereby approved shall commence until a scheme for the treatment of all hard surfaces on the site has been submitted and approved under a discharge of conditions application. The dwelling shall not be occupied until the hard surfaces have been created in accordance with the approved scheme. The hard surfaces shall be retained in accordance with the approved scheme thereafter.

Reason: In the interests of visual amenity in the North Wessex Downs AONB in accordance with Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

13. No development of the approved dwelling shall take place until a scheme of parking and turning has been submitted and approved under a discharge of conditions application made for this purpose. The dwelling shall not be occupied until the parking and turning has been surfaced and laid out in accordance with the approved details. The parking and turning shall be retained on the site for the parking of private motor cars in accordance with the approved details thereafter.

Reason: In order to ensure that sufficient parking and turning are provided on the site in the interests of highways safety in accordance with Policy TRANS 1 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007, Policy CS13 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and emerging Policy P1 of the West Berkshire Draft Site Allocations Development Plan Document (2015).