

<b>Item No</b>	<b>Application No. and Parish</b>	<b>8/13 Week Date</b>	<b>Proposal, Location and Applicant</b>
(1)	18/00861/HOUSE Hampstead Norreys	17 May 2018	Single storey rear extension, two storey side extension  Cherry Hinton, Hampstead Norreys  Mr Lee Clarke

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/00861/HOUSE>

**Recommendation Summary:**            **The Head of Development and Planning be authorised to GRANT planning permission.**

**Ward Member(s):**                            Councillor Virginia Von Celsing

**Reason for Committee determination:**            More than 10 letters of objection

**Committee Site Visit:**                        21 June 2018

<b>Contact Officer Details</b>	
<b>Name:</b>	Liz Moffat
<b>Job Title:</b>	Assistant Planning Officer
<b>Tel No:</b>	(01635) 519111
<b>E-mail Address:</b>	<a href="mailto:elizabeth.moffat@westberks.gov.uk">elizabeth.moffat@westberks.gov.uk</a>

## 1. Site History -

353/62 – House and garage APPROVED 1962

## 2. Publicity of Application

Site Notice Expired: 09.05.18

## 3. Consultations and Representations

**Parish Council:** Objection: Serious concerns for overshadowing/loss of light to Flint House and 1 & 2 Church Street, particularly 1 Church St. Not visually appropriate in a conservation area.

**Highways:** No highways objections. Parking can be achieved and the existing access is unchanged. Due to the close proximity of the school and the junction at Water Street/Newbury Street/Church Street deliveries must be made outside of peak times on the highway network and morning and afternoon school pick up times - this must be specified within the Construction Method Statement.

**Conservation Officer:** Due to limited resources over the next few months I am unable to provide comments on householder applications which do not impact a listed building

**Environmental Health** No objections

**Correspondence:** 17 letters of objection regarding the two storey element – concerns raised re. overshadowing, imposing, dominant, terraced effect, loss of light, overlooking, overdevelopment, out of keeping in a conservation area, potential hazard to highway safety. Amended plans: further correspondence to state that amendments do not address concerns.

## 4. Policy Considerations

4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006-2026 (WBCS) and the saved policies in the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP).

4.2 Other material considerations include government guidance, in particular:

- The National Planning Policy Framework (March 2012) (NPPF)

4.3 The following policies from the West Berkshire Core Strategy are relevant to this application:

- Area Delivery Plan Policy 1: Spatial Strategy
- Area Delivery Plan Policy 5: North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- CS13: Transport
- CS14: Design Principles
- CS19: Historic Environment and Landscape Character

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. Some saved policies from the WBDLP have not been replaced by policies contained within the WBCS and are therefore relevant to this application:-

- HSG1: The Identification of Settlements for Planning Purposes

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)

## 5. Description of Development

5.1. The site lies within the settlement boundary of Hampstead Norreys and its Conservation Area, as well as the AONB. The application site is a 3 bed detached property dating from the 1960s which was built to the rear of a pair of period cottages in Church Street, prior to the erection of Flint House which lies on the corner of Church Street and Newbury Hill. The detached garage has since been linked to the house by a utility room. Permission is sought to add a small single storey extension along the rear of the property to enlarge the kitchen and dining room. It is proposed to demolish the garage and utility and to add a two storey side extension providing a garage and en-suite bedroom above. This will come forward of the existing front elevation to the eastern side, in line with the gable projection on the opposite end.

5.2. The facing brickwork at ground floor level and the roof tiles will match the existing however painted render is proposed for the porch area and at first floor level.

## 6. Consideration of the Proposal

The main issues raised by this development are:

- 6.1. The principle of development
- 6.2. The design and impact on the character of the area
- 6.3. The impact on the living conditions of the neighbouring properties
- 6.4. The impact on highways and parking

### 6.1. The principle of development

6.1.1 The application site lies within the settlement boundary of Hampstead Norreys. Within settlement boundaries there is a presumption in favour of new residential development subject to criteria set out within relevant development plan policies. In particular, policy HSG1 seeks to ensure that any new development is appropriate in terms of scale, relationship to the character of the area and does not impact general amenity including street parking. Any development must be appropriate in terms of scale, relationship to the character of the area and does not impact upon general amenity.

### 6.2. The design and impact on the character of the area

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. Policy CS19 seeks to ensure the conservation and enhancement of the built and natural environment.

6.2.2 The site is located within the 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'. Cherry Hinton is set within a group of residential properties and not immediately adjacent to any open countryside. The proposals are not therefore considered to have a harmful impact upon the landscape quality of the AONB.

- 6.2.3 Cherry Hinton also lies within the Hampstead Norreys Conservation Area. It is set back from the highway with the back garden measuring approximately 100 square metres which is smaller than the area to the front which is largely used for parking. Ground levels rise from east to west such that Cherry Hinton is set slightly higher than the neighbouring properties to the east and lower than Elwood to the west, which is set further back within its plot. The properties on the opposite side of Newbury Hill are set closer to the highway. The impression is of a village location of relatively low density development with glimpses of the surrounding countryside.
- 6.2.4 The rear extension is considered acceptable as it is a small extension which could be built within permitted development rights. The side extension will be no closer to the eastern boundary than the existing garage, but it will be set further forward, in line with the rear elevation of the neighbouring garage. Given that Cherry Hinton is at a slightly higher level, concern was raised that the original proposal was not sufficiently subservient to the original dwelling and would result in a dominant built form, appearing overbearing to the occupants of No.1 Church Street who have a small courtyard area as their private amenity area. Amended plans have been received reducing the height of the extension so that it is now set down from the existing roof. The first floor element has been reduced in size so that it is set further away from the eastern boundary than the garage and the en-suite window on the rear elevation will be a dormer window. The overall design is considered in keeping with the existing house. The proposed extent of built form on site would not significantly reduce the private amenity space.
- 6.2.5 On balance the revised scheme is not considered to dominate the main dwelling. Given that it is well set back from the road, it would not be more prominent in the street scene. Neither is it considered to result in a terracing effect given the ground levels and that Elwood to the west is orientated away from Cherry Hinton. As such the proposals are not considered to have a visual prominence that is harmful to the character of the area, including the conservation area.

### 6.3 The impact on the amenities of the neighbouring properties

- 6.3.1 Planning Policies CS 14 and CS 19 of the West Berkshire Core Strategy are of importance with regard to the potential impact upon neighbouring amenity. Policy CS 14 requires new development to make a positive contribution to the quality of life in West Berkshire. Supplementary Planning Guidance on House Extensions outlines the factors to consider with regard to impact on neighbouring properties.
- 6.3.2 It is considered that the primary impact of the development would be to the neighbours to the eastern side, particularly Nos. 1 and 2 Church Street. The revised scheme for the two storey addition is considered to be an improvement and will be less overbearing. As such, the impact on the private amenity area to the rear of these neighbours would not be sufficiently harmful to warrant refusal. A condition is recommended to ensure that the en-suite window to the rear is obscure glazed and that no openings can be added within the side elevation of the proposal. As such there is not considered to be an increase in direct overlooking of adjacent dwellings as a result of the proposal and is in accordance with development plan policies on amenity.

#### 6.4 The impact on highways and parking

- 6.4.1 Highways have recommended a condition requiring a Construction Method Statement to ensure deliveries do not have a detrimental impact on the local primary school which is within 100 metres of the application site.

### 7. **Community Infrastructure Levy**

- 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 and the government Community Infrastructure Levy Regulations, house extensions of less than 100m<sup>2</sup> are not liable to pay the Community Infrastructure Levy.

The NPPF places a strong emphasis on sustainable development. All planning applications must result in sustainable development with consideration being given to economic, social and environmental sustainability aspects of the proposal. Being a house extension the scheme has limited economic and social considerations. The environmental considerations have been assessed in terms of design, amenity and impact on the character of the area. As these have been found acceptable the development is considered to constitute sustainable development.

### 8. **Conclusion**

- 8.1. Having taken account of all relevant policy considerations and the material considerations referred to above, it is considered that, on balance, the development proposed is acceptable and conditional approval is justifiable for the following reasons: It is not considered that this proposal would demonstrably harm the amenity of adjoining residential properties and accords with guidance contained within the National Planning Policy Framework and Policies CS14 and 19 of West Berkshire Core Strategy 2006-2026 which requires that all development demonstrates high quality and sustainable design that respects the character and appearance of the area and safeguards the amenities of adjoining occupiers.

### 9. **Full Recommendation**

- 9.1 The Head of Development and Planning be authorised to **GRANT** permission subject to the following conditions:-

1. The development of the extension shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing 206-02 Rev A received on 22 May 2018, 206-03A received on 25 April 2018 and the site location plan received on 22 March 2018.

Reason: To ensure that the development is constructed in accordance with the submitted details assessed against Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

3. The materials to be used in this development shall be as specified on the plans or the application forms.

Reason: In the interests of amenity in accordance with Policies CS14 and CS19 of West Berkshire Core Strategy 2006-2026.

4. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) Time of deliveries
- (e) Measures to control the emission of dust and dirt during demolition/construction
- (f) 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 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 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 2012, Policy CS14 of the West Berkshire Core Strategy (2006-2026).

6. The new en-suite window at first floor level shall be fitted with obscure glass before the extension hereby approved is occupied and the obscure glazing shall thereafter be retained in position to the satisfaction of the Local Planning Authority. Irrespective of the provisions of the current Town and Country Planning (General Development) Order 2015 (or any subsequent revision), no further openings shall be inserted in the side elevations of the development.

Reason: To prevent overlooking of adjoining properties and in the interests of the amenity of neighbouring properties in accordance with the National Planning Policy Framework 2012 and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

DC