

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(1)	18/01001/HOUSE Newbury Town Council	25 th July 2018	Erection of single storey rear extension; garage conversion to playroom and utility; re-tile existing house with slate tiles; render existing house and extension; removal of existing chimney stacks; alterations to existing porch and bay windows; internal alterations. 25 Buckingham Road, Newbury Mr Weaver and Ms Wadsworth

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01001/HOUSE>

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

Ward Member(s): Councillor Anthony Pick and Councillor Mike Johnston

Reason for Committee Determination: Called in by Councillor Anthony Pick due to concerns with regards to the impact on the character of the area.

Committee Site Visit: 23rd August 2018

Contact Officer Details	
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1. Site History

- 12/00676/HOUSE: Proposed replacement porch. Approved. 28.05.2012.
- 06/01420/HOUSE: Two storey side extension providing garage with 2 bedrooms and en-suite above, single storey rear extension providing kitchen - rooflights to rear extension and demolition of existing garage/store. Approved. 21.08.2006.

2. Publicity of Application

Site Notice Expired: 05.07.2018

3. Consultations and Representations

Town Council:	Objection: Out of keeping. Buckingham Road is an architecturally important road in Newbury. No. 25 and its neighbours were built in 1928 in Edwardian style and with compatible brick and roofing materials and an architecturally successful extension was built more recently. The adjoining houses in Buckingham Road, which have varying designs, have clay or brown concrete tiling, and chimneys. The proposal would deviate from this style by replacing the brick and wall tiles with render and the concrete tiles with slate, and by removing the chimneys (for which there seems no good reason). The house would then fail to respect the distinctive and attractive character of the rest of the road.
Highways:	No objection: Adequate driveway parking is provided.
Public Protection:	No objection.
PROW Officer	No comments received.
Ramblers Association:	No comments received.
Ecology Officer:	No comments received.
Natural England:	No comments.
Correspondence:	1 letter of objection. The material planning considerations can be summarised as below:- <ul style="list-style-type: none">- Buckingham Road has a distinctive character and appearance, the dwelling itself is of special interest, and the proposed alterations will be out of keeping.

4. Policy Considerations

- 4.1 The statutory development plan comprises the West Berkshire Core Strategy (2006-2026), Housing Site Allocations DPD (HSA DPD) (2006-2026) and the saved policies in the West Berkshire District Local Plan (1991-2006) (Saved Policies 2007).
- 4.2 Other material considerations include government guidance, in particular:-
- The National Planning Policy Framework (July 2018) (NPPF)
 - The National Planning Practice Guidance (NPPG)

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

- Area Delivery Plan Policy 1: Spatial Strategy
- Area Delivery Plan Policy 2: Newbury
- CS 14: Design Principles
- CS 19: 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 West Berkshire District Local Plan have not been replaced by policies contained within the Core Strategy and are therefore relevant to this application:

- OVS.6: Noise Pollution

4.5 The following policies from the Housing Site Allocations Development Plan Document (HSA DPD) are relevant to the following application:

- P 1: Residential Parking for New Development

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

- Supplementary Planning Guidance: House Extensions (2004)
- Quality Design: West Berkshire Supplementary Planning Document (2006)
- Newbury Town Design Statement (July 2018)

5. Description of Development

5.1 Planning permission is sought for a single storey rear extension following the demolition of an existing rear extension. The garage will be converted to a habitable room and the existing front porch will be replaced. This application also seeks to render the entire property in white k-render with black slate cladding on the bay windows and proposed rear extension. The windows will be reconfigured and replaced with anthracite grey upvc. The roof will be re-tiled with black slate and the chimney stacks will be removed.

5.2 25 Buckingham Road is located to the south of Newbury town centre in the 'Andover Road Garden Suburbs' and 'The City'. The area is characterised with large detached properties with generous size plots. Buckingham Road has wide pavements that are lined with trees. The dwellings in Buckingham Road have been altered and extended which creates variation in the street scene.

5.3 25 Buckingham Road is located adjacent to the junction that joins Buckingham Road and Fifth Road. Due to this location the application site is a highly visible from both roads. However the dwelling is set back from the public highway and vegetation at the front of the site provides some screening.

6. Consideration of the Proposal

The main considerations in the determination of this application are:-

- 6.1 The principle of the development
- 6.2 The impact on the character of the area
- 6.3 The impact on neighbouring amenity
- 6.4 The impact on highway safety
- 6.5 Community Infrastructure Levy (CIL)
- 6.6 The assessment of sustainable development

6.1 The principle of the development

6.1.1 The application site lies within the Newbury settlement boundary as identified by ADPP1 of the Core Strategy. Within settlement boundary there is a presumption in favour of development. This is subject to detailed policies on design, impact on the character of the area and neighbouring amenity; these are discussed below.

6.2 The impact on the character of the area

6.2.1 The NPPF outlines the importance of good design in the built environment. Policy CS14 seeks high quality design to ensure development respects the character and appearance of the area. Policy CS19 seeks the enhancement of both the natural and built environment.

6.2.2 The proposed single storey rear extension is approximately 3.3 metres high and set below the eaves of the existing dwelling. The proposed rear extension is therefore visually subservient to the existing dwelling. The extension is designed with a flat roof which is in-keeping with the existing 2-storey rear element of the dwelling. Due to the subservient design and the rear location it is considered that the extension will not have a harmful impact on the character of the area.

6.2.3 It is acknowledged that the proposed works to modernise the design of the existing dwelling including the alterations to the front elevation, proposed render, re-roofing, removal of chimneys and replacement windows will alter the appearance of the dwelling. This is due to the use of different materials and changes to the architectural details on the front elevation. Therefore 25 Buckingham Road will not echo its neighbour 23 Buckingham Road. It is noted that objections have been raised by both Newbury Town Council and contributors as they consider the works to be incongruous in the street scene and detrimental to the character of Buckingham Road.

6.2.4 The proposed works will not change the form of the roof and will retain the bay window features on the front elevation and therefore keep the majority of the main architectural features. It is also noted dwellings in Buckingham Road are individually designed and therefore the updated appearance will still reflect this.

6.2.5 The use of white render on the dwelling and the slate tiles on the roof differ from the neighbouring property. However, there are examples of both render (e.g. 21 Buckingham Road) and slate roof (e.g. Rutherford House) in the wider locality. The changes to the window frames remove the bars and change to grey upvc material. However, it is noted within the road there are various styles and colour of window frames. The front elevation tile hanging will alter to a slate material that will have different area in comparison to the tile hanging. These introduce new materials on the property. The building is not listed and is not within a Conservation Area. Due to the above it is considered that the materials are acceptable in this location and the impact on the character of the area. Whilst the dwelling is altered, in retaining the majority of architectural features, the proposed works are not detrimental to the extent to warrant refusal.

6.2.6 The application site is visible from Fifth Road and Buckingham Road due to its location on the junction and is prominent in the street scene. The proposed works on the front elevation (including the porch) will not significantly alter the existing building line nor will it decrease the gaps between buildings. The dwelling will therefore not appear any more dominant in the street scene than the existing.

6.2.7 Buckingham Road is described as a 'wide, attractive, tree-lined road' with large detached properties in the Newbury Town Design Statement (July 2018). The Design Statement also states that due to the proximity to St. Bartholomew's School and the heavy footfall associated with this it is important to retain the garden suburb setting. Whilst the proposal may change the appearance of the dwelling the site will retain the existing character described above. It is also considered that the development respects the key principles listed in the Design Statement.

6.2.8 The appearance of 25 Buckingham Road will change due to the proposed works and therefore will not match its neighbours and other dwellings in the locality. However, on balance, it is considered that the works will not appear prominent or incongruous in Buckingham Road and the development will respect the 'Garden Suburb' and 'The City' character of the area. Whilst the use of render, slate and grey upvc materials in principle are considered acceptable it is recommended that the condition for a schedule of materials to be submitted to the Local Planning Authority and samples made available on site is attached. The condition is recommended to ensure that the proposed different materials are appropriate to the character of the area.

6.3 The impact on neighbouring amenity

6.3.1 The proposed flat roof single storey rear extension has a width of approximately 10.5 metres and positioned approximately 1.7 metres from the boundary with 23 Buckingham Road and approximately 5.6 metres from the communal boundary shared with 27 Buckingham Road.

6.3.2 The separation distance between the proposed rear extension and 27 Buckingham Road is considered sufficient to mitigate the impact on neighbouring amenity in terms of overbearing and daylight/sunlight received.

6.3.3 Whilst the proposed rear extension is in close proximity to 23 Buckingham Road it is considered by virtue of design, flat roof with a height of approximately 3.3 metres, there will not be a harmful overbearing and overshadowing impact. Furthermore due to the orientation of the application site there will not be a detrimental impact to sunlight.

6.3.4 The proposed alterations to the front and the conversion of the garage to a habitable room are considered not to have a significant impact on amenity in terms of light received and overbearing impact due to the scale of these works.

6.3.5 The additional openings to the front of the dwelling will not create any direct overlooking into surrounding dwellings and therefore will not have a significant impact on privacy. The re-configuration of the windows at the rear will not have an adverse impact on privacy. No additional windows are proposed on the side elevations. However the existing first floor north-west elevation window was conditioned to be obscure glazed on 2006 planning application and therefore to ensure this is retained when the window is replaced it is recommended that the condition to obscure glaze this window is added.

6.3.6 The dense vegetation on the boundaries is considered to help to alleviate the impact on amenity.

6.4 The impact on highway safety

6.4.1 The amount of parking required will not be affected by the proposal. The proposal will involve the loss of the garage however as per Policy P1 of the HSA DPD garages are no longer considered parking spaces.

6.4.2 The Highway Officer raised no objections to the proposal as adequate driveway parking will be retained on site and the proposal has no implications on highway safety.

6.5 The assessment of sustainable development

6.5.1 The NPPF identifies the 3 dimensions of 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.

6.5.2 The proposal makes no significant impact on the social and economic dimensions and therefore is not considered to be harmful. The environmental dimension considers the impact on the natural, built and historic environment which the proposed development respects.

6.6 Community Infrastructure Levy (CIL)

6.6.1 The proposed internal floor space will not increase by more than 100m². Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council the development is not liable to pay CIL.

7. **Response to letters of representation**

7.1 Letters of representation are noted and have been addressed in the report.

8. **Conclusion**

8.1 Having taken in to account the relevant policy considerations and the material considerations referred to above, it is considered, the development is acceptable and conditional approval is justifiable for the following reasons: the proposal will not significantly detract from the 'Garden Suburb' and 'The City' character of the area and there will be no harmful impact on neighbouring amenity. The proposal accords with the NPPF (July 2018) and Policy CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

9. **Full Recommendation**

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

1. The development hereby permitted shall be started within 3 years from the date of this permission and implemented in strict accordance with the approved plans.

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. The development hereby permitted shall be carried out in accordance with the approved drawings listed below:

- (i) Location Plan (1:2500) received on 30.04.2018;
- (ii) Block Plan received on 31.07.2018;
- (iii) Drawing No.002 received on 10.08.2018.

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. No development shall take place until a schedule of the materials to be used on the external surfaces of the hereby permitted works has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character. This condition is imposed in accordance with the National Planning Policy Framework (July 2018), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), Supplementary Planning Guidance 04/2 House Extensions (July 2004) and the Newbury Town Design Statement (July 2018).

4. The proposed first floor opening on the north-west elevation shall be fitted with obscure glass within 1 month of being installed. The obscure glazing shall be permanently retained in that condition thereafter.

Reason: To prevent overlooking of 27 Buckingham Road in the interests of amenity. This condition is imposed in accordance with the National Planning Policy Framework (July 2018), 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).

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