

Item No	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(1)	18/01914/HOUSE Hampstead Norreys	31 August 2018	Two storey side extension Cherry Hinton, Newbury Hill, 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=18/01914/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: 13 September 2018

Contact Officer Details	
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1. Site History -

18/00861/HOUSE – single storey rear extension and two storey side extension REFUSED

02.07.18

353/62 – House and garage APPROVED 1962

2. Publicity of Application

Site Notice Expired: 24.08.18

3. Consultations and Representations

Parish Council: Objection: Plans do not show the single storey rear extension being constructed; inaccurate plans as property incorrectly aligned with existing buildings; too dominant and overbearing; loss in light

Highways: The whole of the frontage is shown as parking which is acceptable.
The highway recommendation is for conditional approval

Conservation Officer: The proposed extension to this modern detached dwelling has been designed to reflect the character, form and scale of the existing house. I therefore have no objections, as I do not feel that the proposal would cause any harm to the character or appearance of the CA

Environmental Health No objections

Correspondence: 16 letters of objection – concerns over loss of gap, overshadowing, imposing, dominant, terraced effect, loss of light, overlooking, overdevelopment, out of keeping in a conservation area, potential hazard to highway safety.

6 letters in support of proposal.

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 2018 (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

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. An application was discussed and refused by Members in June/July 2017 which sought permission to add a single storey rear extension and a two storey side extension providing a garage and ensuite bedroom above. This application is currently under appeal.
- 5.2. Having determined that permitted development rights allow the construction of a single storey rear extension, the applicants have commenced construction of this element. This revised application is for the two storey side extension which has been reduced in size including the removal of the dormer window to the rear.

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 revised side extension has been considered by the case officer as it is currently presented, and taking into account the commencement of an extension to the rear. The previous committee report made reference to the likelihood that this element was permitted development. The proposed side extension has been further reduced so that the ridge is dropped by 750mm and the eaves level is dropped by 1050mm to the rear and 500mm to the front. The rear wall has been set in by a further 550mm. A roof light replaces the original dormer window. 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. These changes have not compromised the overall design of the extension which is considered acceptable and will appear subservient to the original property. The scheme is not considered to be overly prominent and is not considered to be 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 smaller scheme for the two storey addition is considered to further reduce the any perceived overbearing and the removal of the dormer window reduces the increase in built form. As such, the impact on the private amenity area to the rear of these neighbours is further reduced.

6.4 The impact on highways and parking

6.4.1 The area to the front of the property is shown as parking which is acceptable subject to a condition to ensure this is safeguarded. 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 a Construction Method Statement

7. **Community Infrastructure Levy**

7.1 The increase in internal floor space of the proposed house extension is less than 100m². Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations, house extensions of less than 100m² 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 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 the site location plan, block plan and drawing 206-04 received on 6 July 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. The development shall not be brought into use until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework 2018, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5. 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 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 2018, 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).

6. 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).

7. 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 2018 and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.