

Item No	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(3)	18/02595/HOUSE Welford	6 December 2018	Two storey rear extension. Cobb Cottage, Lambourn Road, Weston, Newbury Martyne Ellard

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/02595/HOUSE>

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

Ward Member(s): Councillor A H R Stansfeld
Councillor James Cole

Reason for Committee determination: More than 10 letters of objection

Committee Site Visit: 15 November 2018

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1. Site History

18/02366/NONMAT -Non-material amendment to planning permission 15/02234/HOUSE. (AMENDMENT): Change proposed finish to new rear walls to painted render over blockwork to match existing cottage exterior. REFUSED 19.09.18

17/01921/HOUSE - Single-storey firewood, heating oil, waste and recycling bins, sand and general storage building. RETROSPECTIVE. APPROVED 29.08.17

17/01186/HOUSE – two storey rear extension and replace first floor windows with dormer windows APPROVED 05.07.17

15/022345/HOUSE – two storey rear extension and replacement bay windows to front elevation APPROVED 02.10.15

05/00438/HOUSE – alterations to house an extension to rear. New vehicular access for one car. APPROVED 22.04.05

2. Publicity of Application

Site Notice Expired: 12.11.18

3. Consultations and Representations

Parish Council: No objections

Highways: I am satisfied that the two existing car parking spaces fronting the site will be retained. No objection is therefore raised.

Trees: To follow

Natural England: No objections. Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Correspondence: 11 letters of objection concerning retrospective nature of application; “an infringement of the guide for developers published in the SSSI the River Lambourn directive”; inappropriate materials.

4. Policy Considerations

4.1 The statutory development plan includes 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)
- CS14: Design Principles
- CS19: Historic Environment and Landscape Character

The West Berkshire Housing Site Allocations Development Plan Document (HSA DPD) was adopted on the 9th May 2017. The HSA DPD implements the framework set by the Core Strategy by allocating non-strategic housing sites across West Berkshire. The policies relevant to this application are;

- C6: Extension of Existing Dwellings within the Countryside

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 application site is outside any identified settlement area and set amongst a collection of dwellings in the hamlet of Weston. The site lies in the North Wessex Downs AONB. The existing property is a white painted, slate roofed cottage which spans the width of the plot and is set in close proximity, between Willowtree Cottage to the west and Weston House to the east.
- 5.2. Permission was granted for the two storey rear extension currently under construction in 2015 and again in 2017 to allow for minor amendments to the fenestration. This application seeks to change the materials from the approved brick to rendered block work to match the colour and finish of the existing cottage.

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

6.1. The principle of development

- 6.1.1 The application site is located outside any defined settlement boundary and is therefore classed in planning terms as being within the countryside. The site is also located within the AONB where great weight must be given to conserving and enhancing landscape and scenic beauty. The principle of development has been accepted under the previous application.

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 in terms of landscape and scenic beauty. Policy ADPP5 of the core strategy states that 'development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB'. Cobb Cottage lies within a group of residential properties which back onto the River Lambourn. The case officer has considered the planning history and it is noted that in 2005, planning permission was granted for a wider two storey rear extension with a single storey garden room attached. At the time, the materials proposed

were “half weatherboarding with render painted white to match the existing walls below”. This was approved subject to a condition requiring samples. It appears that this approval was never implemented and the existing single storey extension was rebuilt in brick.

- 6.2.3 The 2015 and 2017 approvals specified the existing materials as “part white painted brick and part red brick”. The proposed red brick two storey extension was approved as it would match the existing single story extension. The single storey extension has since been painted pale grey to match the existing cottage and this applications seeks to regularise an apparent mistake as the two storey element was always intended to be white or pale grey to match the cottage as well as the neighbouring properties.
- 6.2.4 The current proposal is considered to be an improvement to brick as it would be more harmonious with the prevailing character within the street scene and as seen from the river. The proposed change from brick to pale grey painted render is not considered to result in any increased visual intrusion in the countryside nor to have a harmful impact upon the landscape quality of the AONB.

6.3 The impact on the amenities of the neighbouring properties

- 6.3.1 Core Strategy 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 The amended scheme proposing render is not considered to harm the visual or private amenities of the occupiers of neighbouring properties.

6.4 The impact on highways and parking

- 6.4.1 The proposed amendments to the application do not impact on parking.

Other matters

Concerns were raised by an objector about ‘development on the riverbank’ and the impact on the Site of Special Scientific Interest (SSSI). The Environment Agency and Natural England were consulted in 2017 on the application for the two story extension and raised no objections. In effect this application only changes the materials and therefore there is no reason to conclude that the proposal would materially affect the SSSI.

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.

8. Sustainable Development

- 8.1 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.

9. Conclusion

- 9.1. 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.

10. Full Recommendation

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

1. The development hereby approved shall be carried out in accordance with drawing Ellard 2017/06 Revision F received on 5 November 2018 and 2017/03 received on 11 October 2018.

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

2. 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.

3. The new bathroom window at first floor level on the front (south) elevation shall be fitted with obscure glass before occupation. The obscure glazing shall be permanently retained in that condition thereafter. Irrespective of the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent revision), no additional openings shall be inserted in the side elevations of the development hereby approved.

Reason: In the interests of the privacy and amenity of neighbouring properties and in accordance with the National Planning Policy Framework 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).