

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	18/01315/HOUSE  Greenham Parish Council	5 <sup>th</sup> November 2018	Proposed single storey building within the rear garden.  1 Lower Farm Court, Hambridge Lane, Newbury, RG14 5TH  Mr Page

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01315/HOUSE>

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

**Ward Member(s):**                                      Councillor Drummond and Councillor Bartlett

**Reason for Committee Determination:**                      Called in by Councillor Drummond due to concerns that the proposal will exacerbate existing parking problems.

**Committee Site Visit:**                                      6<sup>th</sup> December 2018

**Contact Officer Details**

**Name:**    Gemma Kirk  
**Job Title:**    Planning Officer  
**Tel No:**    (01635) 519111  
**E-mail Address:**    Gemma.Kirk@westberks.gov.uk

## 1. Site History

No recent planning permissions.

## 2. Publicity of Application

Site Notice Expired: 31.10.2018

## 3. Consultations and Representations

<b>Parish Council:</b>	Three in favour and three abstentions.
<b>Highways:</b>	No objection: The building will be provided within the rear garden and according to the plans submitted, will be used for the storage of bicycles, canoes, garden machinery and tools. Being entirely within the rear garden, it does not remove any existing car parking or turning area. I therefore have no objection to the proposal.
<b>Tree Officer:</b>	No objection: The proposal shows the removal of a small section of hedgerow. There are no trees to be removed. The hedge can be removed subject to replacement landscaping scheme. I have no objections in principle subject to a landscaping condition.  06.11.2018: the landscaping scheme is satisfactory. Please use a landscaping implementation condition.
<b>PROW Officer</b>	No comments received.
<b>Ramblers Association:</b>	No comments received.
<b>Kennet and Avon Canal:</b>	No comments received.
<b>Archaeological Officer:</b>	No comments received.
<b>River Thames Society:</b>	No comments received.
<b>Correspondence:</b>	1 letter of objection. The material planning considerations can be summarised as below:- <ul style="list-style-type: none"><li>- Negative impact on the rural character of the area</li><li>- Exacerbate the existing parking problems at Lower Farm Court</li><li>- There are more suitable locations</li><li>- In the future could be converted to garage accommodation</li></ul>

## 4. Policy Considerations

- 4.1 The statutory development plan includes 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 Planning Practice Guidance
- 4.3 The following policies from the West Berkshire Core Strategy are relevant to this application:-
- Area Delivery Plan Policy 1: Spatial Strategy
  - CS 13: Transport
  - CS 14: Design Principles
  - CS 18: Green Infrastructure
  - CS 19: Historic Environment and Landscape Character
- 4.4 The following policies from the West Berkshire District Local Plan are relevant to this application:
- OVS.6: Noise Pollution
  - TRANS.1: Meeting the Transport Needs of New Development
- 4.4 The following policies from the Housing Site Allocations Development Plan Document (HSA DPD) are relevant to the following application:
- C 3: Design of Housing in the Countryside
  - C 6: Extension of Existing Dwellings within the Countryside
  - 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)

## **5. Description of Development**

- 5.1 Planning permission is sought for a single storey outbuilding to be constructed on the eastern boundary of the application site. The approximate dimensions of the outbuilding are: (w): 5.4 metres, (d): 7.2 metres, (h): 4.3 metres. One set of double doors are proposed that will open out onto the existing parking spaces for the application site. According to the application, the outbuilding is intended for the storage of garden machinery, bicycles, tools etc. On the south roof slope PV solar panels are proposed to be installed.
- 5.2 The application site is located in Lower Farm Court this is formed of 6 dwellings located to the east of Newbury adjacent to Newbury Racecourse. The 6 dwellings were converted from agricultural buildings to residential properties in the 1990s. Lower Farm Court is accessed off Hambridge Lane and a public footpath (a Public Right of Way (PROW)). An additional 3 properties are to the south of the Court.
- 5.3 No.1 Lower Farm Court is positioned centrally in the courtyard development, adjoined to the rear by No. 4 Lower Farm Court and adjacent to Nos. 2 and 5 Lower Farm Court. The dwelling is accessed through the rear garden. To the south-west of the dwelling is an existing brick built garage with two parking spaces positioned in front of the garage. The site is accessed from a shared gravel drive. A 1.8 metre close boarded fence and a 5 metre laurel hedge form the existing boundary between the rear garden and the shared drive.

## **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 and PROW

- 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 is not located within an established settlement boundary therefore Policy C6 of the HSA DPD applies. According to Policy C6 there is a presumption in favour for an extension to an existing dwelling providing that it is appropriate in terms of scale, materials, impact on the character of the area and neighbouring amenity; which 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 the natural and built environment. It states that particular regard will be given to the sensitivity of the area to change, and to ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

6.2.2 Policy C6 requires the scale of the proposed works to be both subservient to and in character with the existing dwelling and the proposed materials to be appropriate. The proposed single storey garage is approximately 4.3 metres high and set away from the dwelling at 1 Lower Farm Court and is therefore subservient to the existing dwelling. It is considered that the scale, design and materials of the outbuilding resemble other common outbuildings found in domestic gardens and therefore not out of character with the main dwelling.

6.2.3 Due to the layout of Lower Farm Court there is no orthodox street scene. The outbuilding will be located at the end of a shared drive. Within this locality are three garages and an area of parking. It is considered that the proposed outbuilding is in-keeping with the context of this locality and will not appear incongruous to the setting and character of the area.

6.2.4 It is acknowledged that objections were received which considered that the outbuilding and the removal of the existing hedge would have an adverse impact on the rural character. It is considered that these works are small scale, will not significantly urbanise the existing residential area, and is a form of development which is in keeping with the character of the existing buildings. Furthermore, a landscaping scheme has been agreed with the Tree Officer which will provide some compensation for the loss of the 5 metre laurel hedge. The proposal will replace sections of the existing close boarded fence. It is considered as this is a replacement of an existing fence it will not have a significant impact on the character of the area. The Tree Officer has recommended the landscaping plan to be conditioned to ensure the planting is carried out in accordance with the details submitted.

6.2.5 Due to the large rear garden the proposal can be accommodated comfortably within the plot. It was suggested in the letters of objection for the proposal to be relocated within the garden. However, the applicant has responded, which is available on our website, outlining the reasons as to why this is not possible. The Council is obliged to determine the application before it, which as detailed above is considered acceptable on its merits.

6.2.6 The solar PV panels are considered to be acceptable and will not have a negative impact on the character of the area this is because these are commonly found on domestic properties, and these particular panels are not proposed in a particularly prominent location.

6.2.7 Overall, it is considered that the proposed outbuilding will not have an adverse impact on the rural character of the area, due to the scale, position and design which all ensure it is in-keeping with the existing dwelling and character of the area. The proposal therefore complies with the aforementioned policies.

### 6.3 The impact on neighbouring amenity

6.3.1 The proposed outbuilding will be positioned away from No. 3 Lower Farm Cottages, to the south of the garage, by approximately 5.8 metres. This distance is considered sufficient to avoid any material impact on neighbouring amenity for this property. Furthermore, due to the orientation of the application site the proposal will not have a significant impact on daylight/sunlight received to this dwelling.

6.3.2 The outbuilding proposes a window on the north elevation this will not create overlooking into the neighbouring dwellings.

6.3.4 It is considered the surrounding dwellings in the locality are sufficiently separated from the proposal to not be adversely impacted in terms of neighbouring amenity.

6.3.5 It is recommended a condition is added, in the event planning permission is granted, for the outbuilding to remain ancillary to 1 Lower Farm Court to protect the amenity of the surrounding residential properties from any changes of use.

6.3.6 It is recommended a condition is added for construction hours to protect neighbouring amenity during the construction of the outbuilding.

### 6.4 The impact on highway safety and PROW

6.4.1 Letters of objection were received due to the concerns that the proposal will exacerbate existing parking problems in the locality.

6.4.2 The Highway Officer was consulted and provided the following response: the building will be provided within the rear garden and according to the plans submitted, will be used for the storage of bicycles, canoes, garden machinery and tools. Being entirely within the rear garden, it does not remove any existing car parking or turning area. I therefore have no objection to the proposal.

6.4.3 The proposal will not create a loss of parking spaces in this area nor impact on the existing turning circle. It is considered that the proposal will not negatively impact on the existing parking on site. As a result it is considered that the proposal will not have a detrimental impact on highway safety.

6.4.4 The public footpath (PROW) is approximately 30 metres from the application site. It is considered that the proposal will not have a significant impact on the footpath.

### 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 100m<sup>2</sup>. 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.
- 7.2 Concerns were raised that the outbuilding would be converted to a garage. The application can only be assessed on the information provided. The applicant has taken steps, including removing a set of garage doors, to demonstrate that the outbuilding will be used as a store rather than vehicle parking.

## **8. Conclusion**

- 8.1 Having taken in to account the relevant policy considerations and the material considerations referred to above, it is considered that the development is acceptable and conditional approval is justifiable for the following reasons: the proposal's scale, design and materials resemble other domestic outbuildings and therefore will not detract from the character of the area and there will be not be a significant harmful impact on neighbouring amenity. The proposal accords with the NPPF (July 2018), Policy C6 of the Housing Site Allocations Development Plan Document (2006-2026) 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 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. The development hereby permitted shall be carried out in accordance with the approved drawings listed below:
  - (i) Location Plan (1:2500) received on 10.09.2018;
  - (ii) Proposed Site Layout (58995: 4B) received on 06.11.2018;
  - (iii) Proposed Elevations and Floor Plan (31-70694-SHEET2 A) received on 11.10.2018;
  - (iv) Proposed Section and Technical Specification (31-70694-SHEET1) received on 11.10.2018.

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

3. The materials to be used in the development hereby permitted shall be as specified on the application form and approved plans.

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) and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

4. The approved landscaping plan 58995:4B received on 06.11.2018 shall be implemented within the first planting season following completion of development or in accordance with a programme submitted to and approved in writing by the Local Planning Authority. Any trees, shrubs or plants that die or become seriously damaged within five years of this development shall be replaced in the following year by plants of the same size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the objectives of the NPPF (July 2018) and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

5. No demolition or construction works shall take place outside the following hours:

7:30am 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 (July 2018) and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

6. The single storey outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling known as 1 Lower Farm Court.

Reason: In the interests of amenity and the creation of a separate planning unit would be unacceptable in the interests of ensuring a sustainable pattern of development. This condition is imposed in accordance with the National Planning Policy Framework (July 2018), Policies ADPP1, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

Informatives: DEC3 (Approval - objection/support received), I4 (Consent to enter adjoining land)

DC