

**WESTERN AREA PLANNING COMMITTEE
ON 12 DECEMBER 2018**

UPDATE REPORT

Item No:	(1)	Application No:	18/02623/FUL	Page No.	21 - 34
Site:	145 Priory Road, Hungerford				

Planning Officer Presenting:	Lydia Mather
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Member Presenting:

Parish Representative speaking:	N/A
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Objector(s) speaking:	Mrs Jan Giggins Mrs Doris Colloff
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Supporter(s) speaking:	N/A
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Applicant/Agent speaking:	Mr John Downe
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Ward Member(s):	Councillor P Hewer Councillor J Podger
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Update Information:

A query was received following the site visit. The following clarifies the matters raised:-

The Current Development on Site and What Has Been Applied for

The house which has been built has permission under 17/03089/FULD and the conditions attached to that permission currently apply.

The application before Committee is for the outbuilding proposed and retrospective for the existing house.

Should this application be granted permission any conditions applied to this permission would apply to the whole development on site (the house, the outbuilding, and the associated works)

The Council's Enforcement Officer has been on site today and has confirmed the house has been built in accordance with the plans under permission 17/03089/FULD. The plans for the

house submitted with this application are the same.

Conditions Applied to Previous Permission and Recommended Conditions

In terms of the differences between the conditions applied previously and those recommended for this application, to summarise,

Whilst some of the conditions have had their wording varied all include:-

Commencement

Plans

Construction management statement

Hours of work during construction

Hours of deliveries

Balcony screen

Parking provision

Access/driveway surfacing

(previous permission omitted a trigger for the surfacing to be completed by which has now been included)

Landscaping

(currently recommended as a separate condition, included with surfacing details in previous permission)

The current application recommends additional conditions that relate to the proposed outbuilding:

A material schedule for the proposed outbuilding

Noise levels of the plant machinery for the pool

Spoil removal due to the pool

Permitted Development Rights

The permission that has commenced on site (17/03089/FULD) did not include a condition removing permitted development rights. The recommended conditions for the current application does not include removal of permitted development rights.

This is because where the site is in an Area of Outstanding Natural Beauty (article 2(3) land) permitted development rights are limited.

The following are not possible for this reason:-

Two storey rear extensions

Side extensions

Additions or alterations to the roof which enlarge the house

Outbuildings more than 20 metres from a rear wall are limited to 10m²

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