

<b>Item No</b>	<b>Application No. and Parish</b>	<b>8/13 week date</b>	<b>Proposal, Location and Applicant</b>
(2)	18/02799/HOUSE Boxford Parish Council	20 <sup>th</sup> December 2018	Single storey side extension to create enlarged kitchen, dining, utility area with internal alterations.  2 Shepherds Hill, Boxford, RG20 8DU  Mr and Mrs Amorelli

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/02799/HOUSE>

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

**Ward Member(s):**                                Councillor Paul Bryant  
Councillor Marcus Franks

**Reason for Committee Determination:**                    The applicant is a member of planning staff.

**Committee Site Visit:**                                24<sup>th</sup> January 2019

<b>Contact Officer Details</b>	
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## 1. Site History

- 16/02941/HOUSE: Proposed single storey side extension and associated internal alterations. Approved. 22.12.2016.
- 06/00212/HOUSE: Re-siting of domestic oil tank from side of house to side of garage alongside road frontage. Approved. 20.03.2006.
- 03/01009/HOUSE: Removal of condition 3 of application 115226 (to maintain hedge on the road frontage to a minimum height of 7'6"). Approved. 28.08.2003.

## 2. Publicity of Application

Site Notice Expired: 13.12.2018

## 3. Consultations and Representations

<b>Parish Council:</b>	No objections.
<b>Highways:</b>	No highways objections subject to informatives.
<b>North Wessex Downs Management:</b>	No comments received.
<b>Public Consultation:</b>	No letters of representation received.

## 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
  - Area Delivery Plan Policy 5: North Wessex Downs Area of Outstanding Natural Beauty
  - CS 13: Transport
  - CS 14: Design Principles
  - 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
- 4.4 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)

## 5. Description of Development

- 5.1 Planning permission is sought for a single storey side extension attached to the north elevation of an existing projection on the dwelling. The approximate dimensions of the proposed extension are: (w): 2.2 metres x (d): 3.95 metres x (h): 4.5 metres.
- 5.2 The application site is located on the western side of School Lane in the east of Boxford, within the settlement boundary. Boxford is located in the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB). Shepherds Hill is formed of 6 semi-detached dwellings constructed in the late 20<sup>th</sup> Century. These dwellings all have a similar character and appearance.
- 5.3 No. 2 Shepherds Hill is positioned on the bend in School Lane and which creates a larger front garden than the neighbouring semi-detached dwellings in Shepherds Hill. As a result a detached garage is positioned to the north-east of the dwelling in the front garden. A low boundary fence and hedge runs along the front and north site boundaries.
- 5.4 This planning application follows the approval of 16/02941/HOUSE, which granted planning permission for a single storey side extension in the same location. The proposed development is therefore an alternative to this approved scheme. The extension proposed on this application had a larger footprint, however this application included the demolition of the existing garage.

## 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)

### 6.1 The principle of the development

6.1.1 The application site is located within the defined settlement boundary of Boxford. According to Core Strategy Policy ADPP1, Boxford is a smaller village with a settlement boundary and therefore suitable only for limited infill development subject to the character and form of the settlement. The extension of an existing dwelling within the settlement boundary is generally in accordance with the development plan in principle. However, the development plan also includes general development management policies which seek to ensure that the impacts of any development are acceptable (e.g. design, ecology and the historic environment); such policies are considered below.

### 6.2 The impact on the character of the area

6.2.1 Boxford is a rural settlement within the North Wessex Downs Area of Outstanding Natural Beauty (NWD AONB). Through the NPPF, the Government, advises that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs. The character of settlements within the NWD AONB make an important contribution to the value of these protected landscapes.

6.2.2 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.

6.2.3 The proposed single storey extension is considered to be appropriate in terms of scale. The extension is designed to sit below the eaves of the main dwelling and there will not be a significant increase in footprint of the dwelling, as a result the proposal is considered to be subservient.

6.2.4 The proposed design and materials of the extension will closely match the existing dwelling and are considered not to have a harmful impact on the character of the existing dwelling.

6.2.5 Due to the location of the dwelling, on the bend in the School Lane, both the front and side elevation of the proposal will be visible from the public highway. However, due to the position of the extension the existing detached garage partially obscures the proposal in the street scene. Furthermore, due to the depth of the front garden the proposal is approximately 6 metres from the public highway. As a result it is considered that the proposed extension will not appear prominent in the street scene.

6.2.6 The dwellings in Shepherds Hill have a similar character and design. It is considered that the sympathetic design of the extension will mitigate any harmful impact on the character of these properties by ensuring the extension does not appear incongruous.

6.2.7 Due to the appropriate scale, design and position of the single storey side extension it is considered that there would not be a significant impact on the character and appearance of the area and the NWD AONB setting.

### 6.3 The impact on neighbouring amenity

6.3.1 The proposed single storey extension retains a separation distance of approximately 3 metres between No. 2 Shepherds Hill and No. 3 Shepherds Hill. The extension is small in scale and the hipped roof design helps alleviate the impact on neighbouring amenity, in terms of overbearing impact and daylight/sunlight received. It is therefore considered that the impact on neighbouring amenity will not be adverse to No. 3 Shepherds Hill.

6.3.2 It is considered that due to the positioning of the openings there will not be a significant impact on privacy for No. 3 Shepherds Hill.

6.3.3 16/02941/HOUSE considered that the single storey side extension in the same location would not have a significant impact on neighbouring amenity. Similarly, it is considered that this proposal will not have an adverse impact on neighbouring amenity for the surrounding properties.

### 6.4 The impact on highway safety

6.4.1 This application does not propose changes to the parking or vehicular access to No. 2 Shepherds Hill.

6.4.2 The Highway Officer raised no objections to the proposal and recommends standard informatives.

### 6.5 Community Infrastructure Levy (CIL)

6.5.1 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. Conclusion

7.1 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: due to the appropriate location, scale and design of the proposal. The proposal accords with the NPPF (July 2018) and Policy ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

## 8. 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 drawing number 1217- EX 01 (Existing Plans and Elevations) and 1217- PL 01 (Proposed Plans and Elevations) received on 22.10.2018.

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.

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. 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), Policy CS14 of the West Berkshire Core Strategy (2006-2026).

Informatives: DEC1 (Approval- no objection and no revision), HI3 (Damage to footways, cycleways and verges) and HI4 (Damage to carriageway).

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