

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	18/02930/HOUSE	31 st December 2018 Agreed Extension of time to 7 th February 2019	Part single storey, part two storey rear extension to the existing single family dwelling house Purley Lodge Cottage, Purley Lane, Purley on Thames, Reading. RG8 8AT Mr Newman and Ms Linning

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/02930/HOUSE>

Recommendation Summary: **The Head of Development and Planning be authorise to refuse planning permission**

Ward Member(s): Tim Metcalfe
Rick Jones

Reason for Committee Determination: Call-in by Ward Member

Committee Site Visit: 30th January 2019

Contact Officer Details	
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1. Site History

79/10871/ADD A garage and workroom red brick construction with a grey bituminised felt roof slightly sloping standing on a concrete base situated behind the house. Approved 14.06.1979

12/01430/HOUSE. To rebuild a 1.65m end section of front garden wall to replace the existing brick and flint with hand made brick to continue and match remaining garden wall. Approved 24.08.2012

18/01112/HOUSE. Part single storey, part two storey rear extension to the existing single family dwelling house. Refused 05.07.2018

2. Publicity of Application

Site Notice Expired: 6th December 2018

3. Consultations and Representations

3.1 Consultations

Parish Council: No objections

Highways: This application follows refused application 18/01112/HOUSE where highways requested the provision of 3 driveway parking spaces. This has now been provided on this new application.

The highway recommendation is therefore for conditional approval

Pang Valley Group Of the Ramblers : Bridleway PURL/3/4 is a gravelled track that runs along the western boundary of the property and gives access by a field gate to the rear garden of the property. Purley Lodge Cottage is on a right angle bend in Purley Lane. Double yellow lines mean that no parking is permitted on the lane. Therefore all contractor's vehicles and materials will have to be taken to the property over the route of the bridleway and through the field gate to the rear garden. Whilst the Design and Access Statement acknowledge the existence of the bridleway, it does not give any details of how the work is to be undertaken without blocking the Right of Way.

If the Council are minded to grant permission, we would ask that conditions are imposed requiring that Bridleway PURL/3/4 is kept clear of contractor's vehicles and materials at so that pedestrian and equestrian access is available at all times and that any damage to the surface of the bridleway is re-instated.

Natural England: No comments to make

Archaeology: There are no archaeological implications to this proposal

Ecology: No comments received

3.2 Representations

3.2.1 Three representations were made in support of the application, the comments received can be summarised as follows;

- It will be an attractive addition to the property
- The cottage needs updating, and understand that a conventional extension was considered but difficult, so this proposal was considered.
- Understand the concern, suggest the extension is altered in line with the house wall, to reduce the bulk, and save the view.
- An improvement to the unattractive garage.

4. Policy Considerations

4.1 The statutory development plan comprises the West Berkshire Core Strategy 2006-2026 and those saved policies within the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) (WBDLP) and the Housing Sites Allocations DPD (2006-2026).

4.2 The policies within the West Berkshire Core Strategy (2006-2026) attract full weight. The following policies are relevant to this application:

- ADPP1: Spatial Strategy;
- ADPP4: Eastern Area
- CS 13: Transport;
- CS 14: Design Principles;
- CS 16: Flooding;
- CS17: Biodiversity and Geodiversity
- CS 18: Green Infrastructure;
- CS 19: Historic Environment and Landscape Character.

4.3 The policies of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007 attract due weight in accordance with their degree of consistency with the policies of the National Planning Policy Framework. The following saved policies are relevant to this application:

- OVS5: Environmental Nuisance and Pollution Control

4.4 The policies within the Housing Site Allocations Development Plan Document (DPD) attract full weight. The following policies are relevant to this application:

- C1: Location of New Housing in the Countryside;

- P1: Residential Parking for New Development

4.5 In addition, the following locally adopted West Berkshire Council policy documents are relevant to this application:

- Supplementary Planning Document, Quality Design (June 2006) – Part 2 Residential Development;
- Supplementary Planning Document, Quality Design (June 2006) – Part 3 Residential Character Framework;

5. Description of Development

5.1 The application site is a detached Victorian house, known as Purley Lodge Cottage situated on adjacent to the bend in the road of Purley Lane, and adjacent to Bridleway PURL/3/4. The house was extended in the 1970s with a two storey rear extension. The existing vehicular access to the house, utilises the bridleway. The dwelling immediately to the east is Jasmine Cottage, a grade II listed building. The application site is dissected by the eastern urban area settlement boundary. To the north of the site is the edge of the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

5.2 Planning permission is sought for the erection of a part single storey, part two storey rear extension to the existing house. The parking area is to be rearranged to provide three car parking spaces. The application is proposing to convert the existing workshop into a kitchen, and to construct a first floor extension above to provide a bedroom and shower room. The converted and extended workshop is proposed to be linked to the existing house, by a single storey link extension, to accommodate a dining room. The existing lean-to side extension to the side of the existing house is proposed to be rebuilt, and the roof reduced in height. The existing brick boundary wall abutting the bridleway is proposed to be raised in height by 400mm. The wall height will vary from 2 metres – 2.9 metres in height, following the topography of the bridleway. The proposed two storey element of the extension is to be clad in timber with a timber roof to match the elevations. Rooflights are proposed within the roof, and a fixed window with privacy screen of horizontal timber louvres is proposed on the west elevation facing the bridleway. It is proposed to be use powder coated aluminium cladding on the single storey link extension to match the proposed windows. The east elevation of the extension facing into the existing garden will also be timber clad with an area of glazing which extends upwards from the ground floor to the first floor, and a set of patio doors to match those used in the link extension. The first floor extension is proposed to be set in 0.5metres from the boundary wall, and the design of the roof and elevations is such that there is no overhang of the eaves. The height of the extension, will vary from 5.4 metres to 5.9 metres (at ridge height) and 4.4 metres to 4.8 metres (at eaves level) following the existing ground level.

5.3 Planning permission was refused in July 2018 (18/0112/HOUSE) for a development of the same description. This proposal has been amended from the previously refused scheme, through the alteration to the design and materials to the first floor extension, through removing the overhanging eaves, and changing the roof material from artificial slate to timber, and altering the design of the privacy louvres on the window facing the bridleway. The parking area has also been reconfigured to provide three parking spaces.

6. Consideration of the Proposal

6.1 The main issues raised by the proposal are;

- The principle of the development
- The impact of the character and appearance of the area
- Neighbouring amenity
- Highway safety

6.2.1 The principle of the development

6.2.2 The application site is within the defined settlement boundary for the Eastern Urban Area, where policy ADPP1 and ADPP4 focusses most development. Policy C1 also has a presumption in favour of residential development within the settlement boundary. Whilst the settlement boundary dissects the site, all proposed development and extensions are within the part of the site included within the settlement boundary, and as such the proposed extension is considered to be acceptable in principle, subject to the following considerations.

6.2.3 The Impact on the Character and Appearance of the Area

6.2.4 Policies CS14 and CS19 seek to ensure that new development is of a high quality sustainable design which respects and enhances the character and appearance of the area, and advises that considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Policy CS19 refers to ensuring that the diversity and local distinctiveness of District, and refers (amongst other things) to having regard to the sensitivity of the area to change, ensuring that development is appropriate in terms of location, scale and design in the context of the settlement form, pattern and character.

6.2.5 The application site is on the edge of the settlement boundary within Purley Village, and has the characteristic of a semi-rural location, and the settlement boundary dissects the site, through the open part of the applicant's garden. The Quality Design SPD Residential Character Framework identifies this area as Victorian/Edwardian terrace houses. The house which it is proposed to extend is actually detached, and the surrounding area has a Victorian characteristic. The site is notable for its position on a tight bend in the road, at the bottom of the hill, and the views from the road afford views beyond the houses to the open countryside and AONB to the north. The proposed first floor extension to the house, will be evident in views from the south and will appear bulky and dominant, and appear out of character to the setting of the site, the design of the existing dwelling and the open character of the corner on Purley Lane. The proposal has been amended since the previous refusal, so that the first floor extension is completely clad in timber, and the overhanging eaves have been removed. Whilst the Design and Access Statement makes reference to the extension at Jasmine Cottage and the carport at that dwelling, being constructed of timber, the separation of the extension from the house, and its alignment, is such that the proposed extension appears as a poorly related bulky outbuilding, which is incongruously located in close proximity to the wall, and has neither the appearance of an outbuilding or an extension to the dwelling. The bridleway which abuts the site is a frequently used path for walkers, and is well connected to a network of paths leading to the River Thames within the

open countryside. The proposed extension would be particularly dominating on the bridleway when approaching from the north, as the site is approached from a sharp bend in the path from the open countryside into the village, and the appearance of the first floor extension would be very startling, and bulky and dominating. Whilst the bulk of the extension is set back from the path by 0.7 metres, together with the raised wall the extension will appear bulky and dominating presence adjacent to the path. Although the Ramblers Group have not raised any objection to the application, it is considered that the proposed bulk and appearance of the extension, together with extensive windows overlooking the path (albeit with some screening), at an elevated height, will be detrimental to the enjoyment of the path, and impact on the transition between the open countryside and the village when walking south into the village.

6.2.6 Within the Design and Access Statement, and supporting statement reference has been made to recent developments in the vicinity and most notably the timber and tile carport, and timber two storey extension which has been constructed at Jasmine Cottage adjacent to the site. However, both of these structures are set back from the main building line within the street, and blend in without being prominent within the streetscene, and whilst they have reduced some of the views of the countryside, the impact of the proposed extension to Purley Lodge Cottage is greater than those extensions given the wider impact on the public viewpoints.

6.2.7 Impact on Neighbouring Amenity

6.2.8 Policy CS14 requires that new development will make a positive contribution to the quality of life in West Berkshire. The proposed extension has first floor windows on the side and rear extensions, and their impact on the adjacent bridleway is discussed above. The ground floor windows face east towards Jasmine Cottage, however there is not considered to be a detrimental impact as there is sufficient screening along the boundary to ensure there will not be an unacceptable degree of overlooking to the adjacent garden, given that there is already some secondary overlooking from the existing first floor windows. The proposal is not considered to be harmful to the living conditions of the adjacent dwellings, due to the separation distances, and positioning of windows.

6.2.9 Highway safety

6.2.10 Policies CS13 and P1 refer to development which has an impact on the highway network, and set out the requirements for parking to serve residential development. In this location 3 parking spaces are required to serve a four bedroom house. The application has been amended since the previous refusal, to provide three parking spaces, and the highways officer is satisfied with this arrangement. The Ramblers Group have raised concern about works taking place on the Public Right of Way, and the potential for obstruction during construction work. However, this is controlled under separate legislation, and informative notes could be added to a permission to advise the developer of the need to comply with the legislation, and to keep the bridleway clear during development

7. Conclusion

7.1 The proposed extension of Purley Lodge Cottage would represent an upgrading of the living accommodation within an existing dwelling within the settlement

boundary, which is acceptable in principle. However given the bulky appearance of the development, in a prominent position adjacent on the edge of the settlement and the North Wessex Downs AONB, the proposal will have an overly dominant and incongruous appearance which would be detrimental to the street scene, and the enjoyment of the adjacent bridleway PURL/3/4. Whilst the applicant entered into pre-application discussions prior to submitting the first application, and whilst the subsequent amendment to the scheme refused planning permission have overcome the highways reason for refusal, the design of the first floor element of the extension is considered to be bulky, incongruous in appearance and detrimental to the character of this part of Purley Village, and detrimental to the enjoyment of the users of the bridleway, and these outweigh the benefits of the enlarged accommodation.

8. Full Recommendation

8.1 The Head of Development and Planning be authorised to refuse planning permission for the following reason;

1. Due to the size, bulk, materials, position and relationship to the host dwelling, of the proposed first floor element of the proposed extension, the development will have a bulky and overly dominant and incongruous appearance which will be detrimental to the character and appearance of this part of Purley Village, which will result in a loss of important views of the adjoining North Wessex Downs Area of Outstanding Natural Beauty and will have a detrimental impact on the users of the adjacent Bridleway PURL/3/4, due to its dominating appearance and degree of overlooking from windows adjacent to the path.

For the above reasons, the proposed development does not achieve a high standard of design that respects and enhances the character and appearance of the area. The proposed development is inappropriate in terms of its appearance and character in the context of the existing settlement form, pattern and character, and therefore does not constitute a sustainable form of development due to its harmful impact on the character and appearance of the area and bridleway PURL/3/4. The development therefore fails to accord with Policies ADPP1, ADPP4, CS14 and CS19 of the West Berkshire Core Strategy 2006 - 2026, Parts 2 and 3 of West Berkshire Council's Quality Design Supplementary Planning Document and the provisions of the NPPF (2018) which seek ensure that development achieves a high standard of design.