



<i>Swallows rest</i>	<i>89sq m</i>	<i>14m</i>
<i>Bird Cage</i>	<i>166sq m</i>	<i>17m</i>

*Both of these properties have been extended and the location plan has obviously not been updated.*

As far as the Officer can ascertain at this stage these measurements are accurate. However, this does not alter the report conclusions or the recommended reasons for refusal. The impact and design of the proposed development must be viewed in the context of the site and surrounding area.

### **Measurements requested at site visit**

Following comments from Members on the Committee site visit, further information regarding measurements are provided below:

- Oak Lodge ridge height – 7.2m
- Oak Lodge chimney height – 8.3m
- Existing garage height – 5.4m
- Proposed dwelling ridge height – 7.3m
- Proposed dwelling chimney height – 8.1m
- Proposed dwelling single storey element height – 3.8m
- The distance between the fence running adjacent to the PROW and the east elevation of the proposed dwellings is 2.9m.

### **Intensification of premises**

Following the initial Committee Report, the applicant has confirmed that existing buildings within the blue line will be retained. The existing use of these buildings are of a mixed use as per the certificate of lawfulness. In light of this clarification, there would be an intensification of uses across the wider Glenvale Nurseries premises. Insufficient information has been submitted to demonstrate that this intensification would not harm local amenity, and so an additional reasons for refusal is recommended.

### **Updated recommendation**

The recommendation remains to refuse planning permission for the reasons given in the agenda report, with reason 2 amended, and reason 3 added, as follows:

### **Refusal reason 2 (character and appearance) – amended**

The application site is located within the North Wessex Downs AONB, a statutory designation under the Countryside and Rights of Way Act 2000. Section 82 confirms that the primary purpose of the AONB designation is conserving and enhancing the natural beauty of the area. The Countryside and Rights of Way Act 2000 places a general duty on Local Planning Authorities to have regard to the objectives of conserving and enhancing the natural beauty of the AONB. The NPPF states that great weight should be given to conserving landscape and scenic beauty in the AONB, which has the highest status of protection in relation to landscape and scenic beauty.

The design of the new dwelling has been assessed against Policy C1: Location of new housing in the countryside and Policy C3: Design of Housing in the Countryside of the Housing Site Allocations Development Plan Document (2017). Owing to its large size, siting and design, the proposed dwelling would result in a detrimental and harmful visual impact upon the character and appearance of the area, and the landscape character of the AONB area which is sensitive to change. This assessment is based on the existing pattern of residential development on the site and the wider area. It can be seen on the submitted plans that the proposed dwelling would have a larger footprint than the existing adjacent dwelling. Additionally, with the retention of the existing structures to the rear of the site (outside the red line), the proposal would result in additional built form in this sensitive location. The application therefore conflicts with the National Planning Framework, the North Wessex Downs AONB Management Plan 2014-19, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006 - 2026, Policies C1 and C3 of the West Berkshire Council Housing Site Allocations Development Plan Document 2006-2026 and the Quality Design SPD (2006).

### **Refusal reason 3 (intensification) – additional**

The application site includes the majority of the existing Glenvale Nurseries premises, but excludes a strip of land to the rear (enclosed by the blue line on the Local Plan). It has been confirmed that it is intended to retain the existing structures on this land outside the application site. Accordingly, there would be an intensification of uses on the wider Glenvale Nurseries premises: increasing from one dwelling associated to the existing business, to include an additional substantive dwelling alongside the existing dwelling and residual mixed-use business on the land outside the application site. This would result in an unacceptable level of intensification across the wider premises. It has not been demonstrated that the continuation of existing lawful use on the residual land in addition to the proposed development, on a highly constrained site and within close proximity of three dwellings, would have an acceptable impact on local amenity such as in terms of noise and disturbance, access and parking for customers and deliveries. The application is therefore contrary to the National Planning Policy Framework, Policies ADPP1, ADPP5, CS9, CS10, CS13, CS14, CS19 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).