

**EASTERN AREA PLANNING COMMITTEE
ON 10TH APRIL 2019**

UPDATE REPORT

Item No: (2) **Application No:** 18/03268/FULD **Page No.** 47-65

Site: Clairewood, Hampstead Norreys Road, Hermitage

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Phil Stride

Supporter(s) speaking: N/A

Applicant/Agent speaking: Roger Scully

Ward Members: Cllr Graham Pask
Cllr Quentin Webb

Update Information:

Hermitage Parish Council's response to the amended plans

Hermitage Parish Council objects to the above application for the reasons set out below.

1. This is an overambitious development which would be better suited to one large house or two smaller ones.
2. The design is out of keeping of the immediate neighbourhood. The Village Design Statement discourages the building of three storey dwellings as out of keeping with the general neighbourhood.
3. The 2 semi-detached, 3 storey properties will be higher than both of the two storey neighbouring houses. They do not harmonise with the existing spacious layout in this part of the village and therefore constitute overdevelopment.
4. For the size of house and number of bedrooms, plot 1 has less than desirable garden space, because of the canopy of the oak tree.
5. Parking provision and highways safety: in total these two houses will provide 8 or

more bedrooms. The maximum number of car parking spaces is 6, the same as for the existing 3-bedroom house. This is insufficient for the possible number of residents and does not allow for visitor parking, forcing visitors to park on the road at a long bend so traffic will not be able to see to pass without pulling into the lane of oncoming traffic.

6. The window on the first floor in the ensuite bathroom should be non-opening as well as obscured glass.
7. HPC would like to see full protection of the TPO oak tree.

If West Berkshire Council is minded to approve this development HPC requests that the traffic management arrangements include no parking on the B4009 at any time and no deliveries during the school run times and school bus journey times, namely 8.30 – 9.15 am and 3.00 – 3.45 pm.

Representation letters

Since the submission of the Case Officer's report a further two objections have been received to the amended plans. Both letters consider that the amendments still do not address the letters of objection to the original design.

Information requested at the Committee site visit

Differences in height between proposal and neighbouring properties:

- Freewood House: the ridge line will be approximately 0.8 metres higher,
- Oakville: the ridge line will be approximately 1.5 metres higher.

The proposed roof lights will be approximately 2 metres above the finished floor levels (to cill height).

Additional information from the Highway Officer

No recorded accidents in the vicinity of this site/access in the last 5 years

The WBC parking standards take into account visitor parking and so the Highways Authority would not request a greater provision.

Recommendation

Unchanged.