

**WESTERN AREA PLANNING COMMITTEE
ON 10/07/19**

UPDATE REPORT

Item No: (1) **Application No:** 19/00806/HOUSE **Page No.** 5 - 13

Site: 24 Donnington Square

Planning Officer:

Derek Carnegie

Planning Officer Presenting:

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: Charlotte Hawkins

Supporter(s) speaking: N/A

Applicant/Agent speaking: James Sopp (On behalf of Mr & Mrs Davies)
Matt Taylor

Ward Member(s): Councillor Lynne Doherty
Councillor Steve Masters

1. Introduction

This report complements the Application Report published prior to the Committee and provides an update on matters that have changed in the meantime.

2. Additional consultation responses

As members are aware, there have been numerous submissions and responses on behalf of an objector and the applicant regarding the conservation merits of the proposal. These submissions have been published with the application documents, but are also attached for ease of reference.

Since this application was last deferred, we have received two further letters of objection; in total objections have been received from 20 individuals. We have also received letters of support from 10 individuals. An objection has also been received from the Newbury Society.

A summary of the representations is as follows:-

Objections

- Proposal should be reduced by a storey, as per Officer suggestion
- Will dominate No. 23, will create extra shadowing on them.
- Adverse impact on street scene – claim of a terracing effect.

Newbury Society

“Donnington Square is a Conservation Area: this is a material consideration in planning matters. As English Heritage states: “Under the National Planning Policy Framework (NPPF) conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions.”

The Donnington Square Conservation Area was designated on March 16, 1971. Before deciding on this application, councillors need to understand the details and character of this Conservation Area, which has now been in existence for 48 years, and why it was originally designated. Have they been fully advised on this?

When the Conservation Area was designated it was described as a highlight of Newbury, “where especially high standards of design are expected and where uses and adaptations that are sympathetic to the surrounding character are essential.”

The proposed extension is still too large, particularly in width. It will have a significant impact on the appearance of this part of the Conservation Area, and as such will be detrimental to the character of this Conservation Area.”

Support

- Proposal is compliant with planning guidelines
- Applicants have been accommodating
- Blends with existing character/ complimentary/ high quality/ enhance square aesthetic/ positive addition/ enhance street view
- Rebalance manor house
- No disadvantages/no additional impact on neighbours
- Gap will not be closed, proposal is set back

3. Updated recommendation

The various submissions and representations have all been taken into account, and the recommendation remains unchanged: To delegate to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the conditions listed in Section 8 of the Committee Report.

DC