

**WESTERN AREA PLANNING COMMITTEE
ON 24TH JULY 2019**

UPDATE REPORT

Item No: (1) **Application No:** 18/02575/HOUSE **Page No.** 35 - 48

Site: The Gardeners Cottage, Tydenhams, Newbury

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: Councillor Gary Norman

Objector(s) speaking: Paul Donald
Francis Clayton

Supporter(s) speaking: Mrs H Donald

Applicant/Agent speaking: Mr Arnold (Applicant)

Ward Member(s): Councillor Abbs
Councillor Marsh
Councillor Vickers

Update Information:

One additional letter of representation received from a local resident in support of the application. Matter raised: that the extension is in keeping with other properties in the area.

Representation received from agent with regard to paragraph 8.3 in the officer report. Matter raised: that the amended plans fully integrated the extension with the main dwelling (rather than the original smaller link between the original and proposed extension).

Attached document presented by local objector.

DC



The current aspect at the entrance to Brockwell House is a tree lined vista with minimal building impact as the current garages are single storey. Should planning be approved, the vista would be replaced with a c. 48 square metre featureless brick wall which would be the eastern aspect of the proposed extension. Additionally, there would be an additional 3 metre roof as the extension would be the same height as the current Gardeners Cottage..

This construct would significantly reduce sunlight for Brockwell House, would completely destroy the woodland aspect which is the predominant feature of Tydehams and result in a continuous wall of brick buildings with no break.

Contrary to the comments made by the applicants this morning, I saw the drawings only 5 days before the Town council review and immediately raised the issue of site line, requesting that the extension be moved several metres to the south as there is ample unused garden space available adjacent to the current building and, by doing this, minimize the impact on Brockwell House and the overall aspect. The response by text 24 hours prior to the Town Council review was to adjust by one metre and the applicants were unavailable to discuss. Therefore, I had no option but object.

Myself and the other neighbours that objected, have no general objection to an extension, but request that it is considered and proportionate which is also an issue raised in the CSE officers report.

