

Item (1)	
Title of Report:	18/03398/HOUSE
	Winterley House, Kintbury, Hungerford, RG17 9SY
	Extension of existing property with part single and part two storey extension
Report to be considered by:	District Planning Committee
Date of Meeting:	21 st August 2019
Forward Plan Ref:	N/A

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/03398/HOUSE>

Purpose of Report: For the District Planning Committee to determine the application.

Recommended Action: The Western Planning Committee recommended that the application be referred to the District Planning Committee for determination.

Reason for decision to be taken: The application, if approved, would be contrary to adopted National and Local Planning Policy

Key background documentation: Western Area Planning Committee Agenda Report of 10th July 2019

Key aims N/A

Portfolio Member Details	
Name & Telephone No.:	Councillor Hilary Cole
E-mail Address:	Hilary.Cole@westberks.gov.uk
Date Portfolio Member agreed report:	To be advised.

Contact Officer Details	
Name:	Derek Carnegie
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Implications

Policy:	The proposal conflicts with the NPPF, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies C3 and C6 of the Housing Site Allocations DPD 2006-2026, the North Wessex Downs AONB Management Plan 2014-19, the Council's House Extensions SPG, and the Council's Quality Design West Berkshire SPD (Part 2).
Financial:	N/A
Personnel:	N/A
Legal/Procurement:	N/A
Property:	N/A
Risk Management:	N/A
Equalities Impact Assessment:	N/A

EXECUTIVE SUMMARY

1. INTRODUCTION

- 1.1 On 10th July 2019, the Western Area Planning Committee considered the Agenda and Update Report for this full application for the extension of Winterley House, Kintbury following a previous Committee decision to delay a decision on the application until a Planning Appeal decision from the Planning Inspectorate had been issued. The report to the Committee and the Appeal Decision referred to are attached.
- 1.2 As Members will note from both the Officers' Report to the Western Area Planning Committee and the Appeal Inspector's clear decision to refuse the previous application, the adopted planning policy position both under national and local planning policies is quite clear.

2. CONCLUSION

2.1 Members of the Western Area Planning Committee were minded to approve the application contrary to the Recommendation of the Officers and hence, given the significance of such a decision to approve the application following a recent Appeal Decision, the application should be determined by the District Planning Committee.

3. RECOMMENDATION

To **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION**.

Winterley House is a former Grade III listed building until being delisted in the 1980s review. Whilst the building is no longer a designated heritage asset, nor do the works affect the setting of any designated heritage asset, the host property is regarded as a non-designated heritage asset to which paragraph 197 of the National Planning Policy Framework (NPPF) applies. The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). This status of the building and area increases the sensitivity of the building to inappropriate extensions.

Notwithstanding the changes from the refused proposal (application 18/01506/HOUSE), the proposed two storey extension would upset the basic symmetry of the main building, which is a key feature of most Georgian buildings, and this impact would be exacerbated by the additional single storey extension. Overall, the extensions would result in a dominant and bulky addition to the host building, which fails to be subservient and significantly harms the existing character and appearance of the building. The building is visible from public viewpoints and also from neighbouring dwellings to the east, which further exacerbates these impacts, and also thereby fails to conserve the special qualities of the AONB.

Accordingly, the proposal conflicts with the NPPF, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies C3 and C6 of the Housing Site Allocations DPD 2006-2026, the North Wessex Downs AONB Management Plan 2014-19, the Council's House Extensions SPG, and the Council's Quality Design West Berkshire SPD (Part 2).

Appendices

1. WAP Committee Report and Appendices of 10th July 2019.
2. Update Report of WAP on 10th July 2019.
3. Minutes of Meeting held on 10th July 2019.

DC