

**WESTERN AREA PLANNING COMMITTEE
ON 10 JULY 2019**

UPDATE REPORT

Item No: (3) **Application No:** 18/03398/HOUSE **Page No.** 37-44
Site: Winterley House, Kintbury

Planning Officer Presenting: Derek Carnegie

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Marcus McNally (Applicant)
Frank Dowling (Agent)

Ward Member(s): Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

Update information:

The application was deferred from the Western Area Committee dated 03 July. Additional draft amended plans for consideration have been submitted which are shown in the presentation.

The amendment consists of a reduction in the length of the proposed orangery and office of 2 metres. No changes to the overall scale or width of this linear element of the extensions or the two storey extensions.

The alteration is not considered to overcome the principle concerns outlined in the officers' report or the fundamental objections and dismissal of the previous appeal by the Planning Inspectorate which outlined a number of key elements which have not been addressed.

The conservation officer has provided additional comments on the amendment as follows:-

In essence the amendments reduce the length of the extensions from 19.4 metres to 17.4 metres, but otherwise are as originally submitted and are not therefore considered to overcome my previously made building conservation objections.

By way of reference the existing frontage width of the dwelling is some 13 metres scaled from the application drawings.

It is worth referring to comments in the appeal decision letter in respect of the previous application on the site, which refers, inter alia, not only to the scale of the two storey extension not appearing subservient and having an unbalancing impact on the appearance of the existing building on the site, but also the single storey extensions introducing a strong linear element contrary to the compact square form of the existing dwelling, which would have a dominating impact given its substantial length, especially when compared with the existing footprint, and would not therefore appear as a subservient addition.

The appeal decision letter also refers to the length of built form eroding the spacious setting of the site, as well as other design issues exacerbating the impact of the proposals.

DC