

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(4)	19/02126/FULD West Woodhay Parish Council.	18th October 2019	Demolition and replacement of the existing dwelling to provide a five bedroom family home within the estate. Park House, West Woodhay, Newbury, Berkshire Harry and Sarah Henderson
¹ Extension of time agreed with applicant until 08 th November 2019			

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02126/FULD>

Recommendation Summary: To **DELEGATE** to the Head of Planning and Countryside to **REFUSE PLANNING PERMISSION.**

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

Reason for Committee Determination: The proposal is to replace an existing cottage which is a long way past its best with a new eco-friendly house – amongst other things Heritage Officers disagree. Called in for WAP members to make a reasoned decision and the existing building needs to be seen.

Committee Site Visit: 31st October 2019

Contact Officer Details

Name: Masie Masiwa
Job Title: Senior Planning Officer
Tel No: (01635) 519111
Email: Masie.Masiwa@westberks.gov.uk

1. Introduction

- 1.1 This application seeks full planning permission for the demolition and replacement of the existing dwelling at Park House, West Woodhay, Berkshire RG20 0BP to provide a five bedroom family home within the estate.
- 1.2 It is proposed that the site layout is to be adjusted when compared to the existing layout on the site. The replacement dwelling will be accessed from the north of the site with a new vehicular entrance. The new entrance will lead to the new entrance yard of the replacement dwelling from the north-west corner of the plot.
- 1.3 The replacement dwelling will overlap the footprint of the existing dwelling and will be realigned such that the full southern elevation will be presented to view up to the hill ridge.
- 1.4 The replacement dwelling's main two storey element will measure approximately 17 metres in length, 12 metres in width and 9 metres in height up to the roof ridge. The proposed dwelling will be designed with two chimneys measuring approximately 2 metres in length, 0.61 metres in width and a maximum height of approximately 10.6 metres from the ground.
- 1.5 The proposed replacement dwelling will consist of two hip-roofed side wings flanking a recessed centre. The applicant's submission describes the design as "a deliberate small-scale echo of West Woodhay House itself." The southern elevation is now proposed as a broader south elevation facing up to the Downs.
- 1.6 It is proposed to re-use the bricks and other masonry from the existing buildings. The proposed single storey element will consist of natural oak weatherboarding. All proposed external joinery will be painted timber to match the existing and the roof will comprise of handmade clay plain tiles.
- 1.7 At ground floor, the proposed replacement dwelling will consist of a kitchen, sitting room, dining room, drawing room and study. From the entrance, the dwelling presents a large hall and staircase.
- 1.8 At first floor there is a landing area and a total of five bedrooms, three of which will have individual ensuites including the master bedroom. The remaining two bedrooms will be served by a single bathroom.

- 1.9 A single storey side wing has also been proposed which will provide a larger, utility room and boot room.

2. Planning History

- 2.1 There is no recorded planning history on the site

3. Procedural Matters

Environmental Impact Assessment

- 3.1 The application has been considered under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). The proposed development is not EIA development and therefore an Environmental Statement is not required.

Publicity

- 3.2 Site Notice displayed on 05/09/19 and expired 26/09/19. The Council has therefore complied with the publicity requirements of the Town and Country (Development Management Procedure) Order 2015 and the Council's Statement of Community Involvement.

Community Infrastructure Levy

- 3.3 Core Strategy Policy CS5 (Infrastructure) states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery.
- 3.4 The proposed new build in terms of the gross internal floor space area (GIA) as defined by the Royal Institute of Chartered Surveyors (RICS) is more than 100m². Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations, residential development of 100m² or more will be liable to pay the Community Infrastructure Levy (CIL).
- 3.5 As such this application is CIL Liable and the Community Infrastructure Levy Liability Notice detailing the chargeable amount will be sent attached to the decision notice. Applicants may claim an exemption (subject to meeting the criteria) from the charge

where the required forms for the Assumption of Liability, Exemption request and supporting documentation have been provided to the local authority.

Other Matters

Pre-application advice

- 3.6 The application has been the subject of pre-application advice from the Council. The pre-application advice concluded that the proposed development would not be viewed favourably and the Council objected to the demolition of the existing dwelling as this would result in the loss of a non-designated heritage asset.
- 3.7 Following the submission of the planning application, and additional information including existing plans for the existing dwelling and elevations which were not submitted at pre-application advice stage, Officers have discussed and reviewed the scheme further and now consider the replacement dwelling to be overly large and disproportionate to the existing dwelling, thus presenting a wider landscaping impact.
- 3.8 The Council provided the pre-application advice without prejudice, and at the second and third paragraphs of the advice letter, the Council clearly state that *“comments are made without prejudice to any future comments, discussions, submissions or decisions, as there is no way that we can prejudge the final outcome of any application that may be submitted.”*
- 3.9 During the consideration of the planning application, the applicant was given the opportunity to reduce the size and scale of the replacement dwelling, however no amendments were received.
- 3.10 Officers have reiterated to the applicant that the pre-application advice letter does not pre-determine any planning application and should be read as a whole including the conclusions as set out above.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council’s website, using the link at the start of this report.

West Woodhay Parish Council:	Support
WBC Highways:	No comments received
WBC Conservation Officer	<p>Objection:</p> <p>Park House dates to at least the early C19th, and is located approximately 370m to the south west of the Grade I listed West Woodhay House, within the West Woodhay estate. It is orientated with its principal elevation facing the road to the north/west.</p> <p><u>Summary</u></p> <p>The demolition of Park House would result in the loss of a local heritage asset which makes a positive contribution to the character of West Woodhay estate, and to local distinctiveness. The proposal would therefore result in the loss of a non-designated heritage asset, which would harm local distinctiveness and destroy a historic link to the past, contrary to guidance contained within the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
WBC Archaeology	Acknowledged the loss of heritage asset, but conditions recommended if proposal is approved.
WBC Drainage Authority	No objection subject to condition

Public representations

4.2 No representations have been received for this application.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP5, CS13, CS14, CS16, CS17, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C3, C7 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2014-19
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of the development
- The impact on heritage, the character and appearance of the AONB area
- The impact on neighbour amenity
- The impact on Highway safety
- The impact on biodiversity
- The presumption in favour of sustainable development

Principle of development

6.2 The application site is located outside a defined settlement boundary and in open countryside for planning purposes.

- 6.3 Policy ADPP1 of the West Berkshire Core Strategy 2006 - 2026 (WBCS) designates the site as being within the open countryside. This states that only appropriate limited development in the countryside will be allowed.
- 6.4 The principle of replacement dwellings in the countryside is normally acceptable, however this is subject to full conformity with other material considerations consistent with the policies listed above, which are explained further below.

Impact on the Heritage, design, character and appearance of the AONB area

- 6.5 The Government attaches great importance to the design of the built environment, and securing high quality design is one of the core planning principles of the NPPF.
- 6.6 Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 6.7 Paragraph 130 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 6.8 Core Strategy Policy CS14 states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. It further states that design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality.
- 6.9 Core Strategy Policy CS19: Historic environment and landscape character also outlines that in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard has been given to the sensitivity of the area to change and ensuring that the new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and historic character.
- 6.10 The site is located within a sensitive location within the open AONB countryside, as such the proposal has been considered in terms of its impact and harm on the character and visual attractiveness of the AONB area.

- 6.11 The application site is located on a very prominent and sensitive location with open views into the site from the public footpaths WWO08/1 and WWO03/2 located to the south. There are also long distance views into the site from the same footpath WWO03/2 which extends into the elevated AONB Downs to the south. As such, the existing dwelling plays an important role within the historic landscape and has a modest contribution towards the wider landscape setting and that of the more significant Grade 1 listed West Woodhay House within the same estate.
- 6.12 The existing dwelling on the site is a modest extended cottage and the new two storey replacement dwelling will significantly increase the built form on the site. Officers consider that the new orientation of the replacement dwelling has a significantly greater impact on the landscape, such that the south elevation is entirely visible from public vantage points along the footpaths would present an overly larger dwelling within the landscape.
- 6.13 Located to the north west of Park House is the site of the Grade I listed Country House and Garden of 'West Woodhay House' - a large 2 and half storey Country House. Apart from missing a second floor within the roof the proposed replacement dwelling will be a replica of the West Woodhay House itself.

Heritage Considerations

- 6.14 The Council's Conservation Officer has reviewed the proposal from the pre-application advice stage, which also included a site meeting. During the pre-application advice meeting the Conservation Officer clearly outlined that the Council would be opposed to the demolition of Park House, given its historic relevance as a non-designated heritage asset in this location. This fact was reiterated in the pre-application advice letter.
- 6.15 The Conservation Officer has been consulted as part of this application and they have objected to the loss of the non-designated heritage asset. The Conservation Officer's full comments can be viewed on the planning website using the link at the start of this report. However to provide a context and for completeness the Conservation Officer's summary is provided below:

"I am of the opinion that the combination of the building's attractive traditional form, materials and its relationship with West Woodhay House, make a positive contribution to the character of the West Woodhay estate, and to local distinctiveness. Therefore, whilst not currently included in West Berkshire's Local List of Heritage Assets (which is currently in its early stages), the house is

considered to be a non-designated heritage asset within the meaning and definition contained within the NPPF.

The applicant has cited recent case law (Dorothy Bohm v SSCLG [2017] EWHC 3217 (Admin)) which they argue supports their proposals. The Dorothy Bohm v SSCLG [2017] EWHC 3217 judgement concerned a challenge to an Inspector's decision to grant planning permission for the demolition and rebuilding of a dwelling house in the Hampstead Conservation Area in London. The question arose as to how s. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 132-135 of the NPPF applied to the application. So far as the impact on the Conservation Area was concerned, the Court held that even though the existing building made a positive contribution to it and would be completely lost, this did not mean that the Conservation Area would inevitably be harmed, as suggested by the Claimant. Whilst the case related to the demolition of a non-designated heritage asset within a conservation area, the judgement clarified that just because something is a 'positive contributor', so long as it is not designated in itself, a Local Planning Authority should not automatically conclude that it cannot be demolished/redeveloped until it has assessed it in comparison with the potential enhancements of a proposed development.

In terms of the proposed replacement dwelling, I do not feel that this would represent an enhancement to the site. As stated above, I consider that Park House makes a positive contribution to the character of the area and the setting of West Woodhay House through its scale, form, position, and use of materials. Whilst suitable conditions could be attached to any consent to ensure that the materials and detailing are of high quality (including the use of Flemish brickbond), the proposal would fail to reflect the modest scale and form of the existing dwelling, which is appropriate to its location, and historical and functional association with West Woodhay House.

The demolition of Park House would result in the loss of a local heritage asset which makes a positive contribution to the character of West Woodhay estate, and to local distinctiveness. The proposal would therefore result in the loss of a non-designated heritage asset, which would harm local distinctiveness and destroy a historic link to the past, contrary to guidance contained within the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026. “

6.16 The Archaeology Officer has also highlighted the importance of Park House by outlining that “Park House is a component of the unregistered but significant West

Woodhay designed landscape, and seems likely to have been the home of the forester or woodman; its scale and documented origins therefore help to tell the story of the estate. Its replacement by a modern house would lead to some loss of historic character.”

6.17 Officers are of the view that Park House is an important non-designated heritage asset, which makes a valued contribution to the historical character and distinctiveness of this section of the North Wessex Down AONB. The AONB has the highest landscape protection in planning terms.

6.18 The first objection is to the loss of the non-designated heritage asset, which would be contrary to the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 and point (ii) of Policy C7 of the Housing Site Allocation DPD.

Design, size, scale, form and massing of the replacement dwelling (proportion)

6.19 The Council has adopted a Supplementary Planning Document series entitled Quality Design (SPDQD). Part 2 of SPDQD provides detailed design guidance on residential development. It offers guidance on how to preserve residential character by emphasising that respecting the physical massing of an existing residential area is a critical part of protecting residential character. The physical bulk of the proposed development has been considered in terms of its footprint, length, width and increased height in line with the guidance within SPDQD Part 2.

6.20 Policy C3 of the HSA DPD states that:

“The design of new housing, including rural exception housing sites, conversions, extensions and replacement dwellings, must have regard to the impact individually and collectively on the landscape character of the area and its sensitivity to change.

Development should be designed having regard to the character of the area in which it is located taking account of the local settlement and building character. It should also have regard to ‘Quality Design’ – West Berkshire Supplementary Planning Document, Conservation Area Appraisals and community planning documents such as Parish Plans and Town and Village Design Statements, the design principles set out in the North Wessex Downs AONB Management Plan and on the rural environment.”

6.21 The physical bulk of buildings should be considered in terms of its footprint, length, width and height. There is a presumption in favour of the replacement of an existing dwelling of permanent construction. The proposed dwelling has been fully assessed under Policy C7 of the HSADPD.

6.22 The policy requires that the replacement dwelling is proportionate in size and scale to the existing dwelling and does not have an adverse impact on individual heritage assets and their setting (point (ii) below). The site currently comprises of a single modest dwelling that has been historically extended sympathetically.

6.23 Policy C 7 states that a replacement dwelling will be permitted providing that:

- i. The existing dwelling is not subject to a condition limiting the period of use as a dwelling; and*
- ii. The replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and does not have an adverse impact on:
 - 1. The character and local distinctiveness of the rural area*
 - 2. Individual heritage assets and their settings*
 - 3. Its setting within the wider landscape; and**
- iii. There is no extension of the existing curtilage, unless required to provide parking or amenity space to be consistent with dwellings in the immediate vicinity; and*
- iv. Where the existing dwelling forms part of an agricultural, equestrian, or other commercial rural enterprise and is an essential part of that enterprise, the replacement dwelling must continue to perform the same function. An occupancy condition may be applied; and*
- v. The impact on any protected species is assessed and measures proposed to mitigate such impacts.*

6.24 The supporting text within Policy C 7 provides an explanation of the policy at paragraph 4.57 stating that:

“There is evidence within the AONB of small rural properties being purchased, then demolished and replaced with substantial new houses that are alien to the local

context and the special qualities and natural beauty of the landscape of the AONB. Such development neither enhances nor conserves the character of the AONB and will be resisted.”

6.25 At paragraph 4.58 it is further explained that:

“If a replacement dwelling is disproportionate it will not be acceptable. The key components of proportionality are the scale, massing, height and layout of a development. Similarly to the consideration of extensions to existing dwellings in the countryside; there are no rules that can be applied as to the acceptable size of a replacement dwelling. Any size increase has to be considered on the basis of the impact of a particular property in a particular location.”

6.26 There are many High Court and Court of Appeal cases that address the consideration of “materially larger” or “disproportionate” when assessing replacement dwellings. The use of the percentage increase in assessing replacement dwellings is therefore well established and provides a quantifiable approach at demonstrating harm.

6.27 In terms of Policy C7 the dwelling fails to meet criteria (ii) as the proposed dwelling is disproportionate in size and will have a significant detrimental impact on the history, character and local distinctiveness of the rural area and the dwelling’s setting within the wider open AONB landscape.

6.28 Your Officers wrote to the applicant and requested that the size and height of the replacement dwelling is reduced to ensure the replacement dwelling is proportionate to the existing dwelling. In response the applicant has provided further justification that the replacement dwelling as submitted is proportionate to the existing dwelling. In their latest justification, the applicant included the garage/barn in the existing dwelling’s footprint and outlined following:

“Our precise calculations of the existing dwelling and garage compared to the replacement dwelling confirm the following:

- *Cumulative floor space: 80% (existing 200.66 sq. m/proposed 361.10 sq. m)*
- *Volume: 110% (existing 718.966 m3/proposed 1511.086 m3)”*

6.29 It can be seen that the garage/barn adds a significant footprint to the existing dwelling and distorts the figures significantly. Officers consider that this is a flawed approach by the applicant, as the policy C7 clearly refers to the existing dwelling and makes no reference to the inclusion of outbuildings. In any case including or adding outbuildings

to the existing dwelling's footprint would inadvertently lead to overly large replacement dwellings as can be demonstrated in this case. Outbuildings are considered separately in this case, and indeed it is accepted that the applicant could apply for a separate outbuilding at a later date

6.30 Your Officers' indicative cumulative floor space and volume assessment offers an indicative measure of disproportionality and includes comparing the existing dwelling's floor space and volume with that of the proposed replacement dwelling. The calculation does not include the outbuildings as indicated by the appellant and this is the correct interpretation of the policy assessment. As such the cumulative assessment has been applied to this proposed development to assess whether the development is disproportionate.

6.31 The proposed replacement dwelling will result in a total cumulative increase in floor space of approximately 173% (approximately 433 sqm proposed ground and first floor space) and an increase in volume of approximately 245% (approximately 3810 m3 proposed volume). This increase is higher than the approximately 100% or less established in case law as likely to be viewed as acceptable. As such it is considered that the replacement dwelling is demonstrably disproportionate.

6.32 The North Wessex Downs Area of Outstanding Natural Beauty (AONB) has a statutory designation under the Countryside and Rights of Way Act 2000. Section 82 Countryside and Rights of Way Act 2000 confirms the primary purpose of the AONB designation is conserving and enhancing the natural beauty of the area. The Countryside and Rights of Way Act 2000 places a general duty on public bodies to have regard to the purpose of conserving and enhancing the natural beauty of the AONB in exercising or performing any functions in relation to, or so as to affect, land in the AONB. Specific to planning, the NPPF states that great weight should be given to conserving landscape and scenic beauty in the AONB, which has the highest status of protection in relation to landscape and scenic beauty.

The North Wessex Downs AONB Management Plan 2014 – 2019

6.33 The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2014 – 2019 describes the sense of remoteness and tranquillity associated with the North Wessex Downs as fundamental to the character of the AONB and vital to the enjoyment and appreciation of the landscape, the North Wessex Downs' vision seeks to make the North Wessex Downs AONB a place where development is low-impact. The sensitivity of development within the AONB is therefore very important and as

stated above carries significant weight. Due to the points raised above it is considered that the proposed replacement dwelling's scale and massing is unacceptable and fails to respect and enhance the distinctive character of the North Wessex

- 6.34 The replacement dwelling has been realigned such that its entire southern elevation will face the exposed southern elevation. This layout design will have a greater impact on the AONB landscape than the side on layout of the existing dwelling. The second objection is to the disproportionate and overly large nature of the replacement dwelling. As outlined in this section the design of the replacement dwelling is not considered limited or appropriate, and the layout, size and scale would have an unacceptable impact on the character and appearance of the area, contrary to the NPPF and Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 and Policy C3 and C7 of the Housing Site Allocation DPD.

Impact upon neighbouring amenity

- 6.35 Securing a good standard of amenity for all existing and future occupants of land and buildings is one of the core planning principles of the NPPF. Core Strategy Policy CS14 further states that new development must make a positive contribution to the quality of life in West Berkshire. The Council's Supplementary Planning Document 'Quality Design' and Supplementary Planning Guidance House Extensions provide guidance on the impacts of development on neighbouring living conditions.
- 6.36 There are no affected neighbouring properties

On-site amenity and facilities for future occupiers

- 6.37 According to Part 2 of the Council's Supplementary Planning Document "Quality Design (SPDQD)", the Council considers it essential for the living conditions of future residents that suitable outdoor amenity space (e.g. private gardens) is provided in most new residential development.
- 6.38 The Council's Supplementary Planning Document "Quality Design" Part 2 suggests a minimum garden size of 100 square metres for houses with 3 or more bedrooms. A more than sufficient garden area will be retained on the site. Officers do not accept that the red line plan accompanying the application accurately reflects the size of the lawful curtilage on site.

7. Impact on Highways (safety and use)

- 7.1 Road safety in West Berkshire is a key consideration for all development in accordance with Core Strategy Policy CS13.
- 7.2 Policy P1 of the HSADPD provides standards for residential parking for new development. The parking policy sets minimum standards for residential parking provision based on location. As the proposed development is a 5 bedroom dwelling and is located within Zone 3, the minimum parking requirements are set at 3 parking spaces.
- 7.3 Part IV of Policy P1 states that carports or garages will not be counted as a parking space for the purposes of meeting the required levels of parking set out in this policy.
- 7.4 Overall, it is considered that the proposed development would not have a material impact on highway safety and would be provided with sufficient parking. The application is therefore considered to comply with Core Strategy Policy CS13 and the parking standards as set out within Policy P1 of Housing Site Allocations DPD

The impact upon biodiversity and geodiversity

- 7.5 Core Strategy Policy CS17 (Biodiversity and geodiversity) states that biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced.
- 7.6 Policy CS17 also states that, in order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan.
- 7.7 A preliminary ecological appraisal has been submitted as required by protected species and planning legislation.
- 7.8 Overall, the site is considered to be of low ecological value. There is no evidence on site of protected or notable species or the immediate near-by areas. There is a low risk to nesting birds on the roof of the site. Following the site assessment and in review of the findings, the applicant's Ecologist has recommended mitigation measures and these can be conditioned accordingly if members are liable to approve the application.
- 7.9 No adverse comments have been received from Natural England and from the Council's Ecologist. The proposal is considered to accord with Policy CS17 of the Core Strategy Policy.

Impact on Flooding and Drainage

- 7.10 The Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Core Strategy Policy CS16 (Flooding) applies across the district and highlights the cumulative impacts of development on flooding within the district. The application site is located within Flood Zone 1, which has the lowest probability of flooding. It is essential that Sustainable Drainage Methods (SuDS) are adopted to mitigate the cumulative impacts of development on flooding within the area and the wider district.
- 7.11 Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).

8. Planning Balance and Conclusion

- 8.1 When considering development proposals the Council is required to take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 8.2 The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system and emphasises that a presumption in favour of sustainable development should be the basis for every plan, and every decision. Planning applications must result in sustainable development with consideration being given to the economic, social and environmental sustainability aspects of the proposal.
- 8.2.1 Economic Dimension: It is considered that the proposal makes no significant contribution to the wider economic dimensions of sustainable development. There would be a minor benefit in terms of additional employment during the construction period.
- 8.2.2 Environmental dimension: With regard to the environmental role of fundamentally contributing to protecting and enhancing our natural, built and historic environment, the impact on the character and appearance of the surrounding area has been assessed as part of this application. It is considered that the proposal fails to sufficiently respect and preserve the existing natural and built environment and that the proposal does not conserve and enhance the prevailing pattern of development in the local AONB area nor the character and appearance of the site itself.

8.2.3 Social dimension: It is considered that the proposal makes no significant positive contribution to the social dimension of sustainable development. The proposed development would present a significant visual intrusion which will cause harm to the character and amenity of the local AONB area to the detriment of its enjoyment by the public.

8.2.4 For the above reasons, it is considered that the proposed development is not sustainable development as set out in the NPPF.

8.3 Having regard to the relevant development plan policy considerations and the other material considerations referred to above it is considered that the proposed development is unacceptable and should be refused for the reasons set out in Section 8.

8.4 This recommendation has been considered using the relevant policies related to the proposal. These are; ADPP1, ADPP5, CS13, CS14, CS16, CS17, and CS19 of The West Berkshire Core Strategy 2006 - 2026, Policy OVS5, OVS.6 and TRANS1 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007, Policy C3, C7 and P1 of the Housing Site Allocations Development Plan Document (2017) (HSADPD), and the National Planning Policy Framework.

9. Full Recommendation

9.1 To delegate to the Head of Development and Planning to REFUSE PLANNING PERMISSION for the reasons listed below.

Refusal Reasons

1.	<p>Title: Loss of a non-designated heritage asset</p> <p>Reason</p> <p>Park House makes a positive contribution to the history, character of the area and the setting of West Woodhay House through its scale, form, position, and use of materials. The proposal would fail to reflect the modest scale and form of the existing dwelling, which is appropriate to its location, and historical and functional association with West Woodhay House.</p>
----	--

	<p>The demolition of Park House would result in the loss of a local heritage asset which makes a positive contribution to the character of West Woodhay estate, and to local distinctiveness. The proposal would therefore result in the loss of a non-designated heritage asset, which would harm local distinctiveness and destroy a historic link to the past, contrary to guidance contained within the NPPF and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
<p>2.</p>	<p>Title: Disproportionate and overly large replacement dwelling.</p> <p>Reason</p> <p>The proposed replacement dwelling would be located on a very prominent site within the AONB countryside. The existing dwelling on the site is modest in size and scale. The new two storey replacement dwelling will significantly increase the built form on the site. The replacement dwelling is disproportionate, overly large and by virtue of its design, size, scale, bulk and massing would dominate the area and local views. The replacement dwelling would result in a large, visually prominent, incongruous and bulky residential development within the open AONB countryside and would fail to respect the original dwelling's modest design, size, scale, massing, character and its setting within the site and the wider historic and AONB landscape.</p> <p>As such, the proposal fails to conserve and enhance the character of the AONB Landscape and also fails to demonstrate a high standard of design contrary to the requirements for high quality design within the NPPF, and the provisions of Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy. The proposal is also contrary to the guidance contained in West Berkshire Supplementary Planning Document- Quality Design 'Residential Development'. The proposal is further contrary to Policies C3 and C7 of the Housing Site Allocations Development Plan Document (HSADPD) and the North Wessex Downs AONB Management Plan 2014-2019.</p>

Informatives

1.	<p>Proactive</p> <p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
2.	<p>CIL</p> <p>The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil</p>

DC