

<b>Item No</b>	<b>Application No. and Parish</b>	<b>8/13 Week Date</b>	<b>Proposal, Location and Applicant</b>
(1)	19/01540/HOUSE Hampstead Norreys	16 August 2019	Extension to garage and first floor extension Cherry Hinton, Newbury Hill, Hampstead Norreys Mr and Mrs Clark

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/01540/HOUSE>

**Recommendation Summary:**                    **The Head of Development and Planning be authorised to GRANT planning permission.**

**Ward Member(s):**                                Councillor Carolyne Culver

**Reason for Committee determination:**                    Called in by Cllr Culver given similarity with previous applications.

**Committee Site Visit:**                                9<sup>th</sup> January 2020

<b>Contact Officer Details</b>	
<b>Name:</b>	Liz Moffat
<b>Job Title:</b>	Assistant Planning Officer
<b>Tel No:</b>	(01635) 519111
<b>E-mail Address:</b>	<a href="mailto:elizabeth.moffat@westberks.gov.uk">elizabeth.moffat@westberks.gov.uk</a>

## 1. INTRODUCTION

- 1.1 This householder application seeks planning permission for the extension to a garage, and a first floor extension to a dwelling known as Cherry Hinton, Newbury Hill, Hampstead Norreys.
- 1.2 Cherry Hinton lies within the settlement boundary of Hampstead Norreys and the village Conservation Area, as well as the AONB. The application site is a modern 3 bed detached property dating from the 1960s which was built to the rear of a pair of period cottages in Church Street, prior to the erection of Flint House which lies on the corner of Church Street and Newbury Hill.
- 1.3 An application was considered and refused by Members in June/July 2017 which sought permission to add a single storey rear extension and a two storey side extension providing a garage and en-suite bedroom above. This application was dismissed at appeal however it was determined that the single storey rear extension could be erected under permitted development and this element has since been completed.
- 1.4 A further revised application for a two storey side extension (without the rear dormer) was refused by Members in November 2018. Although the applicants wished to appeal this decision, they did not submit the appeal in time.
- 1.5 An application for a dormer to the front of the property has since been approved and completed. This application is for a further reduced scheme to provide a side extension incorporating a fourth bedroom with en-suite above a new replacement garage.

## 2. PLANNING HISTORY

- 2.1 The relevant planning history for the application site is summarised below:
- 19/00697/HOUSE – Dormer window, tiled canopy roof over entrance. Cement render to front elevation – APPROVED 30.04.19.
  - 18/01914/HOUSE – Two storey side extension – REFUSED 23.11.18.
  - 18/00861/HOUSE – Single storey rear extension and two storey side extension – REFUSED 02.07.18 – Dismissed at Appeal 30.10.18.
  - 353/62 – House and garage – APPROVED 1962.

## 3. PROCEDURAL MATTERS

- 3.1 Given the nature and scale of this householder development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 The application has been publicised in accordance with the Town and Country Planning (Development Management Procedure) Order 2015 with the display of a site notice for 21 days. The site notice expired on 29.07.2019.

## 4. CONSULTATION

Consultee	Summary of response
Parish Council:	Object. Not enough changes have been made to make a

	difference when comparing original and 2 <sup>nd</sup> application; Overbearing; overdevelopment; loss of light.
Highways Authority:	No comments.
Conservation Officer:	No objections as I do not feel that the proposed extension would harm the character or appearance of the conservation area.
Public Representations:	15 letters of objection with concerns relating to overdevelopment, loss of light, prominence, impact on the conservation area.  15 letters of support.

## 5. PLANNING POLICY

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant policies of the statutory development plan for West Berkshire are listed below. These policies can be read online at [www.westberks.gov.uk/planningpolicy](http://www.westberks.gov.uk/planningpolicy).
- 5.2 West Berkshire Core Strategy 2006-2026 (WBCS):  
Policies: ADPP1, ADPP5, CS13, CS14, CS19
- 5.3 Housing Site Allocations Development Plan Document (HSA DPD):  
Policies: C3, P1
- 5.4 The following documents are relevant material considerations:
- National Planning Policy Framework (NPPF)
  - Planning Practice Guidance (PPG)
  - North Wessex Downs AONB Management Plan 2014-2019
  - House Extensions SPG (2004)
  - Quality Design SPD (2006)

## 6. APPRAISAL

- 6.1 The main issues raised by this development are:
- The principle of development
  - The design and impact on the character of the area
  - The impact on the living conditions of the neighbouring properties

### Principle of development

- 6.2 The application site lies within the settlement boundary of Hampstead Norreys. Within settlement boundaries the principle of extending an existing dwelling accords with the development plan subject to its specific impacts. As Hampstead Norreys is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), conserving the landscape and scenic beauty is of paramount importance.

### The design and impact on the character of the area

- 6.3 Through the provisions of the NPPF the government outlines the importance of the design of the built environment. Policy ADPP5 states that 'development will conserve and

enhance the local distinctiveness, sense of place and setting of the AONB'. Policy CS14 of the Core Strategy states that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area. Policy CS19 seeks to ensure the conservation and enhancement of the diversity and local distinctiveness of the landscape character of the district. Particular regard will be given to the sensitivity of the area to change, and ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. The sensitivity of the application site is increased because of its location within the AONB and conservation area.

- 6.4 Cherry Hinton is set within a group of residential properties and not immediately adjacent to any open countryside. The proposals are therefore not considered to have a harmful impact upon the wider open landscape quality of the AONB. Nonetheless conserving the quality of the built form within settlements is also a key consideration.
- 6.5 Cherry Hinton is set well back from the highway with a large area to the front used for parking. Ground levels rise from east to west such that Cherry Hinton is set slightly higher than the neighbouring properties to the east and lower than Elwood to the west, which is set further back within its plot. The properties on the opposite side of Newbury Hill are set closer to the highway. The impression is of a village location of relatively low density development with glimpses of the surrounding countryside.
- 6.6 This revised side extension has been further reduced from previous schemes so that the ridge is dropped by 1000mm and the eaves level is dropped by 1300mm to the rear. The rear wall has been set in by 700mm. The rear wall of the replacement garage will be in line with the rear of the garage on the opposite side of the boundary, and the front half of the new garage, as well as the first floor extension, has been inset by approximately 400mm and will therefore be further away from the shared boundary. The overall design to the front is similar to the previous schemes and which the Planning Inspector at appeal determined was sympathetic to the existing house and appropriate in a conservation area. Given these amendments to the scheme which result in a much reduced overall bulk, the proposed extension is considered acceptable.

#### The impact on the amenities of the neighbouring properties

- 6.7 According to Policy CS14, new development must make a positive contribution to the quality of life in West Berkshire. The Council's adopted Quality Design SPD and House Extensions SPG outline key factors to consider in terms of the potential impact on neighbouring living conditions.
- 6.8 The Planning Inspector's appeal decision letter is an important material consideration as it directly relates to the previous proposal on the site. It recognises that the primary impact of the development would be to No.1 Church Street. The size and location of the previous proposal was considered to have an adverse impact on the outlook from 1 Church Street which has a small rear courtyard garden, and would be therefore have an overbearing on the neighbouring occupants. The inspector noted the limitations of the site such as the close proximity of the extension to the boundary and the lower ground level to the east. It is considered, on balance, that the adjustments made to reduce the impact of the proposed development on this neighbour are sufficient to minimise the potential impacts on the neighbouring property to an acceptable level.

## **7. CONCLUSION**

- 7.1 Having taken account of the aforementioned planning policies and the relevant material considerations including the decision letter of the previous appeal, it is considered that the

development proposed is, on balance, acceptable and conditional planning permission is justified. As such, the application is recommended for approval.

## 8. FULL RECOMMENDATION

8.1 To delegated to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the site location plan, block plan and drawing number 239-01 received on 21 June 2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. The materials to be used in the development hereby permitted shall be as specified on the plans and/or the application forms. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.

Reason: To ensure that the external materials respond to local character and appearance. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Quality Design SPD (Part 2, June 2006), and House Extensions SPG 04/2 (July 2004).

4. No demolition or construction works shall take place outside the following hours:

7:30am to 6:00pm Mondays to Fridays;

8:30am to 1:00pm Saturdays;

No work shall be carried out at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of adjoining land uses and occupiers. This condition is applied in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy (2006-2026).

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no windows/dormer windows which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall be constructed on the north-eastern side elevation of the dwelling, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026, Quality Design SPD (2006) and House Extensions SPG (July 2004).

DC