

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	19/02144/FULD Kintbury Parish Council	18 <sup>th</sup> October 2019 <sup>1</sup>	Section 73: Variation of Condition 2 - 'Approved plans' of previously approved application 19/00277/FULD: Replacement dwelling.  Inglewood Farm Cottage, Templeton Road , Kintbury  Mr and Mrs Selby
<sup>1</sup> Extension of time agreed with applicant until 7 <sup>th</sup> February 2020			

The application can be viewed on the Council's website at the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02144/FULD>

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

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

**Reason for Committee Determination:**                      Called in by Cllr James Cole

**Committee Site Visit:**                      30<sup>th</sup> January 2020

#### Contact Officer Details

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## 1. Introduction

- 1.1 This application seeks planning permission to vary Condition 2 (approved plans) of planning permission 19/00277/FULD which granted planning permission for the erection of a replacement dwelling on the site of Inglewood Farm Cottage.
- 1.2 The application site is an existing two storey, three bedroom dwelling situated adjacent to Templeton Road, Kintbury. It is situated outside any defined settlement boundary in the open countryside, within the North Wessex Downs AONB. The site is within the park of Inglewood House, and adjacent to the site are Grade II listed piers and an otherthrow over Templeton Road which mark the entrance into the park. The site is defined by a hedge boundary with nature trees, and is surrounded by agricultural land.
- 1.3 Planning permission was granted for a three bedroom, two storey brick finished, rectangular shaped house, with plain tiled hipped roof. This application is seeking to vary the approved plans, through the addition of a two storey wing (at a lower ridge height than the main roof of the house) to provide additional living space at the ground floor level and an additional bedroom with en-suite bathroom. The proposed addition extends the house to the side (in a southerly direction) by 8.5 metres, and to the rear (easterly direction) by 1 metre. The current application has been submitted with a Landscape Visual Impact Assessment and a document setting out the environmental credentials of the building. During the course of the application, amended plans were submitted to show additional car parking to serve the proposed dwelling.

## 2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
19/00277/FULD	Replacement Dwelling	Approved 31/05/2019

## 3. Procedural Matters

- 3.1 Given the nature and scale of this 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 A site notice was displayed on 3<sup>rd</sup> September 2019 on a sign post adjacent to the site; the deadline for representations expired on 24<sup>th</sup> September 2019.
- 3.3 A public notice was displayed in the Newbury Weekly News on 5<sup>th</sup> September 2019; the deadline for representations expired on 19<sup>th</sup> September 2019.
- 3.4 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations new dwellings are liable for CIL. The exact amount will be confirmed in the CIL Liability Notice.

## 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.

<b>Kintbury Parish Council:</b>	Support
<b>WBC Highways:</b>	Following the receipt of amended plans, no objection, subject to a condition securing the provision of the parking spaces
<b>Conservation</b>	No objections, the proposal would not cause any harm to the setting of the Grade II listed Gate piers and overthrow.
<b>Trees</b>	<p>The current scheme is not accompanied by the arboricultural report and landscaping scheme submitted with the previous application, the assessment has been based on the trees shown from the previous consultation. There are two large trees outside the site with an estimated root protection zone just on the edge of the boundary, there is unlikely to be an impact on trees for the new application. Previous consultation response and conditions remain.</p> <p>Following the receipt of amended plans additional comments were received saying no formal objection is raised as the additional space would not remove further trees from within the site. However, the site is within the NWDAONB and rural in nature. The introduction of a further permanent parking space would introduce an urbanising effect within the area which is considered could be avoided by better design as the site is a substantial plot.</p>
<b>AONB Board</b>	No response received
<b>Public Rights of Way</b>	No response received
<b>Ramblers Association</b>	No response received
<b>Environmental Health</b>	No response received
<b>Thames Water Utilities</b>	No response received
<b>SuDS</b>	No response received

### *Public representations*

- 4.2 No representations have been received.

## 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, CS1, CS4, CS5, CS13, CS14, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C7 and P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- Policies OVS5, and OVS6 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 Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Sustainable Drainage Systems SPD (2018)

## 6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of the development
- Design and the Impact on the AONB
- Parking and highway safety

### ***Principle of development***

6.2 The principle for the replacement dwelling on the site was accepted in the granting of the planning permission 19/00277/FULD. The consideration of the extension to the approved dwelling is considered in accordance with the following matters

### ***Design and the Impact on the AONB***

6.3 Policy C7 allows for the construction of replacement dwellings, and sets out the criteria for assessing such proposals. In this instance the principle of the replacement has been established, and the relevant criteria of policy C7 to be considered are that

*“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.”*

6.4 In this instance, the consideration of the increase in size of the building is the increase in size from the original existing building, which is a modest three bedroom cottage which

was built to house farm workers within the Inglewood Estate. The replacement dwelling which has been granted permission allowed for an increase of about 145% of the floor space, as the consideration of the scale, mass, height and layout of the development was acceptable, given the design and the siting within the plot. The current revision to the approved plans adds significant increase to the floor space and volume of the building and extends the built form of the house to the south by 8.5 metres. This adds an additional building block which is a similar footprint to the original house. The existing house has a floorspace of approximately 119.5 sq. metres, the proposed dwelling now proposes a total floorspace of 421.2 sq. metres. This equates to an increase in floor space from the original dwelling of 253% and cannot on this basis be considered to be proportionate in size and scale to the existing dwelling to the original dwelling as required by policy C7.

- 6.5 Policy C7 also requires that a replacement dwelling uses appropriate materials and does not have an adverse impact in the character and local distinctiveness of the rural area, and its setting within the wider landscape. Whilst the proposed amendment to the approved plans extends the house to the south, and away from the main public viewpoints, there will still be views of the extended house, which extends the built form across the site, and further views of the building, and the proposed additional wing to the house and will increase the visibility of the built form on the site. In order to accommodate additional parking spaces (as discussed below) a third parking space is required to be provided within the curtilage of the site. It has been proposed to provide this space perpendicular to the existing spaces, with a section of the landscaping to the front of the site being removed. The Tree Officer has commented that whilst no formal objection is raised to the use of this area, and no trees are proposed to be removed, the addition of the space along the frontage of the site on Inglewood Road, would introduce an urbanising effect within the area, and there may have been other solutions which do not have this impact. The further opening up of this frontage will also allow further view of the site, and are harmful to the character of this part of the road, which is characterised by hedgerows along the road boundary, with the notable exception of the listed pier and overthrow which marks the entrance to the Inglewood Estate. The proposed opening up of the site will be harmful to the way that the site is viewed within Inglewood Road, and will add to the harm that the dwelling of this size will have on the character and appearance of the site within the NWDAONB. Whilst a Landscape Visual Assessment was submitted with the application indicating that the impact on visual receptors was neutral, it is considered as stated above that there will be harm to the character and appearance of the area, caused by the erection of a house which extends at this distance further into the site, and further opening up the access on Inglewood Road. The proposed amendments do not impact the piers and overthrow and do not harm the setting of this heritage asset.

### ***Parking and Highway Safety***

- 6.6 Policy CS13 refers to development which has an impact on the highway network, and policy P1 sets out the parking requirements for new residential development. This application has increased the number of bedrooms proposed from 3 to 4, and in accordance with policy P1, amended plans were submitted indicating three off road parking spaces have been proposed (excluding garage spaces). An electric vehicle charging point is also proposed as part of the garage structure. The Highways Officer is satisfied with these arrangements which accord with policy P1, and are considered to be acceptable with regards to parking and highway safety.

### ***Other Matters***

- 6.7 The original application included a Flood Risk Assessment, and there were conditions imposed on that permission with regards to the approval of a Sustainable Drainage system and details of the floor levels to be approved, to reduce the risk of flooding. The

proposed amendments do not affect these matters, and these conditions would be retained as part of any approval of the variation of conditions. A bat survey was also submitted with the original application, and there was no requirement for further investigations, as a result of this application.

## 7. Planning Balance and Conclusion

- 7.1 The proposed amendments to the approved plans proposed an additional two storey element to the south of the proposed dwelling (albeit at a lower ridge height than the main house) which will result in the replacement dwelling having a floorspace of 253% than the original dwelling on the site. This is a disproportionate increase on the size of the dwelling, and given the requirements for off-road parking and the plans which have been submitted will create an urbanising feature on the road frontage of Inglewood Road. These revisions are considered to be harmful to the appearance of the site within the NWDAONB, and contrary to policy C7 of the Housing Site Allocations DPD. During the assessment of the application a statement prepared by the agents, Michael Fowler Architecture and Planning was submitted setting out the environmental credential of the currently proposed house. The proposed use of renewable energy such as photovoltaic panels on the southern roof slope of the main part of the house and an air source heat pump; mechanical ventilated heat recovery; grey water harvesting and insulation in excess of current building regulations such as roof insulation at rafter level, wall insulation which exceeds requirements, and ground floor insulation. These measures are all welcomed, however there is nothing in the information submitted to indicate that these measures could not be used in the approved dwelling, e.g. the photovoltaic panel is proposed on the south roof slope and does not rely on the extended element of the house. These measures do not outweigh the harm caused by the replacement of the existing cottage with a dwelling of disproportionate size, with parking which will be harmful to the setting of the site within the NWDAONB.

## 8. Full Recommendation

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

### ***Refusal Reasons***

1.	<p><b>Disproportionate increase in size</b></p> <p>The application is proposing to replace Inglewood Farm Cottage, with a dwelling which is disproportionate in size and scale to the existing dwelling, and will have an adverse impact on the setting, character and appearance of the site within the wider landscape due to the extent of the dwelling across the site, and the provision of a parking space perpendicular to the existing parking area, which will further open up the road frontage with Templeton Road. The proposed dwelling will be harmful to the setting within the North Wessex Downs Area of Outstanding Natural Beauty due to the change in a character of the dwelling on the site and opened frontage, which is contrary to policy C7 of the Housing site Allocations DPD (2006-2026), and policies ADPP1, ADPP5 CS14 and CS19 of the Core Strategy 2006-2026) and the advice contained within the NPPF (2019) which gives great weight to conserving and enhancing landscape and scenic beauty in the Areas of Outstanding Natural Beauty.</p>
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## ***Informatives***

1.	<p>Proactive</p> <p>In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application there has been a need to balance conflicting considerations, and the local planning authority has also attempted to work proactively with the applicant to find a solution to the problems with the development; however, an acceptable solution to improve the economic, social and environmental conditions of the area could not be found.</p>
2.	<p>CIL</p> <p>This application has been considered by West Berkshire Council, and REFUSED. Should the application be granted on appeal there will be a liability to pay Community Infrastructure Levy to West Berkshire Council on commencement of the development. This charge would be levied in accordance with the West Berkshire Council CIL Charging Schedule and Section 211 of the Planning Act 2008.</p>

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