

Item (1)	19/02144/FULD
Title of Report:	Inglewood Farm Cottage, Templeton Road, Kintbury Section 73: Variation of Condition 2 - 'Approved plans' of previously approved application 19/00277/FULD: Replacement dwelling.
Report to be considered by:	District Planning Committee
Date of Meeting:	4 th March 2020
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=19/02144/FULD>

Purpose of Report:	For the District Planning Committee to determine the application.
Recommended Action:	The Western Planning Committee resolved to grant planning permission contrary to officer recommendation, and the Development Control Manager has requested that the application be referred to this committee for determination.
Reason for decision to be taken:	The application, if approved, would be contrary to the provisions of the Development Plan and the guidance contained in the National Planning policy Framework.
Key background documentation:	Western Area Planning Committee Agenda Report of 5 th February 2020

Key aims N/A

Portfolio Member Details

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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, Policy C6 of the Housing Site Allocations DPD 2006-2026.
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 4th February the members of the Western Area Planning committee resolved to approve planning application 19/02144/FULD.
- 1.2 As Members will note from both the Officers' Report to the Western Area Planning Committee the adopted planning policy position both under national and local planning policies is quite clear, that a replacement dwelling in the countryside should be proportionate in size and scale to the existing dwelling, and should not have an adverse impact on the character and local distinctiveness of the rural area or heritage assets and its setting in the wider landscape. In addition to the assessment of the floor space increase in the Officers' report, that the proposed dwelling would have a floorspace 253% larger than the floorspace of the original dwelling, and the approved house would be approximately 145% larger a calculation has now been completed of the increase in the volume of the dwelling. This has concluded that the approved replacement dwelling would be an approximate increase of 460% in the volume of the dwelling, and the proposed replacement dwelling would be approximately 600% larger.
- 1.3 The officer's report has stated that the property is on Templeton Road, Kintbury, this is incorrect as Inglewood Farm Cottage is situated on Inglewood Road, which is an adopted highway.

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 contrary to the development plan policies, 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**.

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 Inglewood 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.

Appendices

1. WAP Committee Report and Appendices of 5th February 2020
2. Update Report of WAP on 5th February 2020
3. Extract of draft WAP Committee Minutes – 5th February 2020