

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/00221/HOUSE Streatley	27 th March 2020	Demolition of side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house. West Streatley House, High Street, Streatley Anita Parratt c/o Maria Peralta, Project Design Studio Ltd

The application can be viewed on the Council's website at the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00221/HOUSE>

Recommendation Summary: Delegate to the Head of Development and Planning to grant planning permission.

Ward Member: Councillor Alan Law

Reason for Committee Determination: 11 representations received from 10 separate households

Committee Site Visit: Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

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1. Introduction

- 1.1 This application seeks planning permission for the demolition of an existing single storey side extension comprising a utility room, and the construction of a replacement single storey side extension to comprise a new utility room. The replacement utility extension will have similar proportions, however, it is intended that the design and detailing will be more in keeping with the architectural style of the main house.
- 1.2 The application site comprises a grade II listed building located on the south side of the High Street within the Streatley Conservation Area. Historically West Streatley House, Streatley House and East Streatley House comprised one large dwelling, and its original phase of construction dates back to the late 18th Century. The dwellings have, however, been sub-divided into three separate planning units prior to listing, in 1983. The dwellings at West Streatley House, Streatley House and East Streatley House collectively form a prominent feature in the street scene when viewed from the open meadow on the north side of the High Street. To the south the application benefits from a spacious garden bordering a private paddock and open countryside. The rear gardens to the south of the dwellings fronting the High Street have an enclosed and sylvan setting.
- 1.3 The proposed replacement single storey side extension would have similar proportions to the existing utility room, however, the most significant differences would be that the front elevation of the replacement extension would be set back 250mm further into the site in order to improve the relationship with the ground floor sash window in the side elevation of the original building; and the front roof pitch would be changed to 37 degrees in order to reflect the pitch of the main dwellinghouse. Other changes include smaller windows in the front elevation which are more in keeping with the proportions of the side extension, and the introduction of flat brick arches to reflect the window design of main dwelling. Whilst the existing extension is demolished the applicants intend to use this open side to construct the extensions approved under applications 19/01227/HOUSE and 19/01228/LBC2, before constructing the proposed replacement utility room.

2. Planning History

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

Application	Proposal	Decision / Date
20/00222/LBC2	The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house	Pending Consideration
19/01228/LBC2	Removal of existing conservatory and replacement with a single storey rear conservatory; single storey side / rear extension incorporating five hidden roof lights; internal alterations; terraced garden; the installation of 3 roof lights at second floor level; and the insertion of one new window to the existing side dormer	Approved 14.08.2019
19/01227/HOUSE	Removal of existing conservatory and replacement with a single storey rear conservatory; single storey side / rear	Approved 14.08.2019

	extension incorporating five hidden roof lights; terraced garden; the installation of 3 roof lights at second floor level; and the insertion of one new window to the existing side dormer	
19/00878/HOUSE	Single storey detached outbuilding comprising a double garage with attached carport and store and associated hardstanding	Approved 05.08.2020

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 Site notices were displayed on 6th February 2020 at the application site, the deadline for representations expired on 27th February 2020. In addition a public notice was displayed in the Newbury Weekly News on 6th February 2020.
- 3.3 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). Initial assessment of the application indicates the proposals would not increase the floorspace by more than 100 sq. m and as such the application is unlikely to be CIL liable. However, CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil.

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.

Streatley Parish Council:	No objections returned by Streatley Parish Council; commented that would leave the legitimacy of demolishing and rebuilding part of a grade II listed building in order to facilitate previously approved extensions to the LPA.
Archaeological Officer:	No objections; low impact on features of archaeological significance. No conditions or informatives recommended.
Tree Officer:	No objections; no conditions or informatives recommended.

North Wessex Downs AONB:	No comments returned.
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Public representations

- 4.2 Representations have been received from 11 contributors, from 10 separate properties, objecting to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Temporary access to the rear of the application site to construct extensions approved under applications 19/01227/HOUSE and 19/01228/LBC2 does not provide justification for demolition of part of a listed building (the applicant's access to the rear of the application site is not a planning issue);
 - The changes proposed to the side extension are sufficiently minor to not warrant the need to demolish and rebuild the existing extension, being primarily related to fenestration details;
 - Policy presumption against the grant of permission for development that would harm the special interest of a listed building;
 - If granted, the proposals would set a precedent for other similar forms of development, at the cost of demolishing parts of listed buildings;
 - Insufficient details provided for the internal works;
 - If the applicant builds the detached garage approved under application 19/00878/HOUSE whilst the side extension is removed this will result in a situation where the applicant has a garage and no access to it. A condition should therefore be included with the application stating that vehicular access is not allowed via Vicarage Road or the permission granted under application 19/00878/HOUSE should be withdrawn from the applicant;
 - Harmful impact of construction traffic and parking on the High Street, which already suffers from congestion and excessive on street parking.

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 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
 - Policies P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).
- 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 2019-24
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Streatley Village Design Statement

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of development
- The impact of the proposed replacement extension on the character and appearance of the host building;
- The impact of the proposed replacement extension on the visual amenities of the locality;
- The impact of the proposed replacement extension on the residential amenities of adjacent properties.

Principle of development

- 6.2 Core Strategy Policy ADPP1 provides a hierarchy of settlements within the district to ensure development follows the existing settlement pattern and delivers the spatial vision and objectives for West Berkshire. The hierarchy comprises defined urban areas, rural service centres and service villages. Below the settlement hierarchy, smaller villages with settlement boundaries, such as Streatley, are suitable only for limited infill development subject to the character and form of the settlement.
- 6.3 The application site comprises a grade II listed building within the defined settlement boundary of Streatley, inside the Streatley Conservation Area and North Wessex Downs Area of Outstanding Natural Beauty. Given the location within the settlement boundary of Streatley, the principle of a house extension is acceptable subject to compliance with the relevant adopted policies.
- 6.4 Policy ADPP5 of the Core Strategy requires, inter alia, that development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies, and the development should respond positively to the local context.

Character, appearance and heritage conservation

- 6.5 The House Extensions SPG states that any extension should be designed in relation to the whole street or group of surrounding buildings. The listed building at West Streatley House historically formed a single dwelling with Streatley House and East Streatley House. As a consequence the application site has a harmonious appearance with the scale, form and design of the adjoining buildings to the east. This relationship has been damaged somewhat by modern repointing of the building at West Streatley House, however, the application site continues to be read in the context of these neighbouring buildings. The more recent residential development to the west reflects the materials and design of the more historic properties along the High Street without competing with them.
- 6.6 The proposed replacement single storey side extension would continue to serve as a utility room and would have similar proportions and a similar design to the structure it

would replace. However, the removal of the structure and its replacement with a similar form of extension offers the opportunity to improve the relationship between the proposed single storey side extension and the host-building.

- 6.7 The Conservation and Design Officer has raised a number of less than satisfactory elements to the existing single storey side extension that the proposals would combat. Namely, the relationship with the ground-floor sash window in the west elevation, the boxed soffits, the finishing materials (including plastic guttering and machine made bricks) and the fenestration design and detailing. Whilst these specific aspects of the scheme and their impact on the grade II listed building are considered in more detail under application 20/00222/LBC2, the conclusion of the Conservation and Design Officer is that the proposed replacement extension would represent an enhancement to the listed building at West Streatley House.
- 6.8 Due to the similar proportions of the replacement side extension the proposals are not considered to reduce the existing degree of spaciousness at the application site and the resultant building is not considered to appear more intrusive in its setting. The design and fenestration detailing for the proposed replacement extension is considered to reflect more closely that of the host-dwelling. The pitch of the roof would more closely reflect the main roof of the host-dwelling, and the scale of the proposed replacement side extension would be clearly subservient. In addition, the degree to which the side extension is set back from the front boundary of the application site is considered to further ameliorate its impact on the street scene.

Neighbouring amenity

- 6.9 Whilst the proposed extension would be located close to the boundary with the neighbouring property at Charlwood House it would be no closer than the extension it replaces and is shown as being located wholly within the application site. Due to the similar dimensions and height of the proposed replacement structure the proposals are not considered to have any greater impact on the residential amenities of the adjacent properties, in terms of overdominance, obtrusiveness or loss of light.

Approved extensions and applicant's motivations

- 6.10 Whilst representations received in response to this application have stated that permission should not be forthcoming for the demolition of the existing single storey side extension so that access may be obtained to build the extensions approved under applications 19/01227/HOUSE and 19/01228/LBC2, the applicant's motivation for the proposed demolition and rebuilding of the side extension is not a material planning consideration. The replacement single storey side extension must be considered on its own merits against relevant adopted planning policies and the material considerations outlined in section 5.2 above. Neither can the garage, granted under application 19/00878/HOUSE, form part of the conditions if planning permission is to be forthcoming for the proposed replacement side extension.

Other matters

- 6.11 With regards to the concerns raised that the proposals would set a precedent for other similar forms of extension, it is an established planning principle that each case is assessed on its own merits. In response to the remaining objections not addressed in the assessment above, the information submitted with this application is considered to be sufficient for a full and proper assessment; whilst it is acknowledged that the High Street experiences a high degree of congestion and on-road parking, the application cannot be resisted on the grounds of construction traffic and parking, which would occur for limited period of time.

7. Planning Balance and Conclusion

- 7.1 Whilst there have been a number of objections to this application, it is considered the proposal for the demolition of the existing side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house is acceptable and can be secured by the use of conditions.
- 7.2 Having taken into account the relevant policy considerations and material considerations referred to above, it is considered that the development is acceptable and conditional approval is justifiable.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1. **Commencement of development**

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. **Approved plans**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

1618-L04 (Block Plan), received 28th January 2020
1618-P31 (Existing Elevations), received 28th January 2020
1618-L01 (Location Plan), received 28th January 2020
1618-P30B (Proposed floor plans), received 10th March 2020
1618-P32C (Proposed Elevations), received 10th March 2020

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

3. **Samples**

No above ground development shall take place until samples and an accompanying schedule of all materials and finishes visible external to the building have been submitted to and approved in writing by the Local Planning Authority. All materials incorporated in the work shall match the approved samples.

Reason: To ensure that the materials are appropriate to the special qualities of the Conservation Area, and the setting of nearby listed buildings. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

4. **Rainwater goods**

All new rainwater goods shall be cast iron painted to match the existing.

Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policies CS14 and CS19 of the West Berkshire Core Strategy

(2006-2026).