

Item No.	Application No. and Parish	8 Week Date	Proposal, Location, Applicant
(3)	20/00231/HOUSE Chieveley	30 March 2020	Rear garden extension to replace existing conservatory. Single storey side extension to south-east elevation. Two storey side extension replacing detached garage. 20 The Green, Chieveley, Newbury Mr and Mrs Lorraine
¹ Extension of time agreed with applicant until 10 June 2020			

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00231/HOUSE>

Recommendation Summary: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to conditions

Ward Member: Councillor Hilary Cole

Reason for Committee Determination: Called in by Cllr. Cole due to concerns relating to scale and bulk, and loss of the gap between the properties in the Green, which was a feature of the original development.

Committee Site Visit: N/A

Contact Officer Details	
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1. INTRODUCTION

- 1.1 This householder application seeks planning permission for three separate extensions to a detached, four bed property which lies within a relatively modern residential cul-de-sac towards the western edge of the settlement boundary of Chieveley.
- 1.2 A garden room extension is proposed to replace the existing conservatory to the rear. A single storey side extension is proposed to provide an enlarged living room and music room. The original scheme included a proposed first floor extension above the existing detached garage to the north side of the house with a single storey link. Objections were raised to this and a revised scheme is now being proposed, removing the garage and adding a two storey side extension to provide a master bedroom with en-suite and dressing room at first floor level and a double garage and utility room below.

2. PLANNING HISTORY

- 2.1 The relevant planning history for the application site is summarised below:-
- 10/00529/HOUSE – Demolition of existing conservatory and bay window and construction of new conservatory APPROVED 18.05.10
 - 05/00593/HOUSE – Conservatory APPROVED 10.05.05
 - 03/00580/FULMAJ – 21 houses with garages APPROVED 22.09.03

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 26 February 2020.
- 3.3 The proposed net floor space created may be over 100 square metres and therefore CIL liable. This is subject to the CIL team.

4. CONSULTATION

4.1 Statutory and Non-Statutory Consultations

- Parish Council: Objection to original proposal due to overdevelopment of the site and impact on development and character of the village.
Amended plans: More in keeping with the street scene but remains extensive.
- Highways: No comments

4.2 Public representations

Original consultation:	Total: 1	Support: 0	Object: 1
Amendments consultation:	Total: 1	Support: 0	Object: 1

Summary of objection

- No material difference compared to previous application
- Capable of being separated into 2 dwellings
- Design out of character with The Green as a whole, dominates streetscene and destroys balance and orientation
- Overbearing impact on prevailing character which is spacious plots, large gaps
- Loss of views from No.21
- Views from within AONB compromised
- Incorrect D & A Statement

5. PLANNING POLICY

5.1 West Berkshire Core Strategy 2006-2026 (WBCS):
Policies: ADPP1, ADDP5, CS14, CS19

5.2 Material considerations:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs Area of Outstanding Natural Beauty (AONB) Management Plan 2014-2019
- House Extensions SPG (2004)
- Quality Design SPD (2006)
- Planning Obligations SPD (2015)
- Chieveley Village Design Statement (VDS) (2002)

6. APPRAISAL

6.1 Principle of development

6.1.1 The application site lies within the settlement boundary of Chieveley. Within settlement boundaries the principle of extending an existing dwelling accords with the development plan subject to its specific impacts. As Chieveley is located within the AONB, conserving the landscape and scenic beauty is of paramount importance.

6.2 The design and impact on the character of the area

6.2.1 Through the provisions of the NPPF, the government outlines the importance of the design of the built environment. 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. Policy ADPP5 states that 'development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB'.

6.2.2 Being on the edge of the settlement, The Green is close to open countryside and has a pleasing, spacious feel, particularly towards the northern end of the cul-de-sac where five

dwellings, including the application site are detached and larger. These houses have detached garages which help to provide visual breaks between the houses, contributing to the spacious feel. The original proposal retained the garage to the north side of the house, and proposed a first floor bedroom extension above with a flat roof link to the house to provide additional accommodation. The design and considerable amount of glazing was considered to result in an overdevelopment of the plot as well as generating a harmful level of overlooking towards the private amenity area of No.21 to the north.

- 6.2.3 Rather than retaining the existing garage which is orientated away from the host property, and closer to the neighbouring property, the revised scheme is parallel to the house and proposes a one and a half storey extension with two small dormers above a new double garage to serve a master bedroom. This is approximately 200mm higher than the existing garage. The link to the main house is no longer single storey, however it is set down from the main roof by approximately 230mm and the overall spread of development has been reduced. The scheme is considered less bulky and significantly less prominent as it is set back from the principal elevation of the house. Although some of the gap will be reduced, this is not considered sufficiently harmful to warrant refusal. Given that the neighbouring properties are orientated away from each other, the proposal is considered on balance acceptable and would not harm the overall feel of The Green or intrude into the rural character of the area beyond, i.e, the open fields to the west and the AONB.
- 6.2.4 An interim design proposed timber cladding on the extension, however this was considered incongruous given that there is nothing similar within the cul-de-sac. The scheme considered here is for materials to match the host property which is considered more appropriate in this setting.
- 6.2.5 The designs of the single storey extensions are considered in keeping with the existing property and the character of the area and would not have a detrimental impact on the street scene.

6.3 The impact on the amenities of the neighbouring properties

- 6.3.1 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.
- 6.3.2 The primary impact of the development would be to No.21 to the north. As mentioned above, the size and location of the previous proposal was considered to have an adverse impact on the amenities of this property, specifically overlooking and overbearing towards the south-western corner of the plot and the conservatory to the rear of the house. It is considered, 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. A condition is recommended to restrict openings within the north elevation.
- 6.3.3 The concerns raised regarding loss of views are noted. However there is no right to a view in planning case law. Furthermore, the views from the rear of No.21 towards the north-west will remain uninterrupted. Regarding the concerns that the extension could be used as a separate dwelling, this would require a separate application seeking planning permission for a new dwelling, and it is not considered appropriate to add a condition for a domestic extension in this case.

7. CONCLUSION

- 7.1 Having taken account of the aforementioned planning policies and the relevant material considerations including the Town & Country General Permitted Development Order 2015, it is considered that the development proposed is, on balance, acceptable and the grant of conditional planning permission is justified. As such, the application is recommended for approval.

8. FULL RECOMMENDATION

To delegate to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the following 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:

Design & Access Statement and site location plan received on 29 January 2020
Drawings 040A, 050A, 051A, 062A and 063A received on 22 April 2020

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

3. Materials

The external 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. Openings

Irrespective of the provisions of the current Town and Country Planning (General Development) Order 2015 (or any subsequent revision), no further openings shall be inserted within the side [north and south] elevations of the extensions hereby approved unless permission is granted in respect of a planning application for such works.

Reason: To prevent overlooking of adjoining properties and in the interests of the amenity of neighbouring properties in accordance with the National Planning Policy Framework 2019 and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026

