

**Hungerford Town Council submission to Western Area Planning on Wednesday 22<sup>nd</sup> July for Planning application - 20/00612/FULD Riverbend, Upper Eddington, Hungerford – Mr and Mrs Denny**

HTC had no objection to the **original plans** submitted for this planning application. Although it is a very distinctive modern design there are a variety of different designed houses within the immediate area of the proposed property.

However, the original plans were not implemented and the resulting structure bears only a passing resemblance to the original plans. The vast majority of these changes to proposed conditions are retrospective. Major changes were made in a blatant disregard of the original planning consent.

The natural larch wood cladding was disregarded and replaced with a garish tasteless bright blue with the assertion that it “reflected the colour of the sky” so was more in keeping with the landscape. Nothing could be further from the truth. The applicant has now agreed to revert to the original plans. If the committee are minded to approve this application, we urge them to state explicitly that all areas of the structure that are currently blue are replaced with the original Natural Wood in natural colour.

Trees on this site have been decimated, as the photographs demonstrate and the committee report supports. Again, if the committee is minded to approve the variations then we would ask that the new planting is rigidly enforced to mitigate the visual impact of the building.

The height of the structure has been increased; the applicant would have us believe this was due to an apparent architect error. This is a third of a metre, which would have been spotted long before the structure was complete. This is a major change to the building which is unacceptable. This makes the structure much more visible from every direction. As a consequence, this has a significant impact on the AONB and nearby SSSI.

The fascia boards on the building were originally supposed to be 300mm in depth. They are 600mm and a change in colour again ignoring completely the original plans.

There are other changes which appear to have “slipped under the radar”. The roof lights are dome shaped which make the structure look like a swimming pool building these, fortunately, are to be replaced under these new conditions. The balcony is the full width of the northwest elevation the original plans had the balcony only part way across the elevation. The timber screening, again on the

North west elevation, to the study should remain as it softens the whole structure on that elevation.

This is another example of a planning application being approved according to the plans submitted and a completely different structure being built. The applicant is only requesting these amendments because he has been found out.

If the committee is minded to approve this application, we would urge West Berkshire Council's building control officer to be extra vigilant in enforcing these approved conditions.