

Our Ref: CP/171022/CM

10 August 2020

Development and Planning Service  
West Berkshire Council  
Market Street  
Newbury  
RG14 5LD



## **WESTERN AREA PLANNING COMMITTEE TO BE HELD ON 12 AUGUST 2020**

### **Written submission in respect of Application Ref: 20/01193/HOUSE**

This application seeks planning permission for an extension to a two storey detached house, White Lodge. While the Applicants understand the reasoning, it is regrettable that no site visit has been made to inform your consideration of this application. Had a site visit been conducted, you would see that White Lodge occupies a position that is unusually obscured, with limited visibility from public vantage points to the east, screened views from the north and west, and effectively none from the south. The proposed extension, to be situated to the rear of the existing house, makes use of this position, the result being that the extension would have little visual impact on a house with no particular prominence.

Planning permission was granted at the site for an extension of a similar shape in 2017, this has now lapsed. The previous permission, secured by a previous owner, permitted an extension that would not provide a significant uplift in residential amenity for occupants.

The current Applicants, who intend to occupy White Lodge themselves for the foreseeable future, made an application for a larger extension last year, however that was withdrawn.

This application is significantly amended. The proposed roof height was lowered to sit below that of the existing, the integral garage removed, and the overall visual spread reduced. These are significant compromises made by the Applicants that result in a holistic proposal, contrasting favourably a contemporary approach with the more utilitarian original house.

White Lodge was not considered by the Conservation Officer to be a non-designated heritage asset in either the application for the previous approval or the withdrawn scheme. We do not consider it a non-designated heritage asset, and its low-key construction and inconspicuous nature lends it little in the way of significance, or indeed contribution to either the historic park or the conservation area.

In respect of the previous approval, the Conservation Officer also noted the "limited public views of the extension from within the conservation area", and "although the proposal is visible from certain parts of the historic park to the west, its visual impact is softened by the existing trees and

vegetation along the boundaries". These judgements are no less true of this proposal. Indeed, under the current proposals, with the extension offset from the existing eastern wall, the extension is further from, and less imposing on, the footpath than that previously approved. This proposal also drops the roof height slightly below the existing, and as such below that previously approved. The site coverage increase is also partially offset by the removal of outbuildings. This application is supported by ecological and tree reports; the Applicants are committed to following their recommendations.

To conclude, the proposed extension would have no effect on nearby residents, no effect on the significance of the Conservation Area or Park, and is a sensible compromise resulting in high quality design located within a plot that can more than comfortably accommodate it. We hope that you will agree and grant planning permission accordingly.