

WESTERN AREA PLANNING COMMITTEE
14TH OCTOBER 2020

UPDATE REPORT

Item No: (1) **Application No:** 20/01083/FUL **Page No.** 59-84

Site: Quill Cottage, Craven Road, Inkpen, RG17 9DX

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions: .

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Ashley Jones (Applicant) – available to answer questions at the meeting

Ward Member(s) speaking: Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

1. Additional Consultation Responses

Public representations:	Four additional letters of support have been received.
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2. Inkpen Village Design Statement (IVDS)

Officers have made a detailed review of the Village Design Statement in response to comments raised regarding the proposed design of the replacement dwelling and compliance with this document and would like to draw the Members' attention to the following sections:

Page 5: *"There is general agreement amongst residents that the suburbanisation of the village should be resisted as far as possible"*

The design of the proposed replacement dwelling is considered to be suburban in appearance and out character with the other dwellings in the immediate vicinity and the wider vernacular of the village. Accordingly the application is not considered to comply with the aspirations of the Inkpen VDS.

Page 5, paragraph 3.2 – *“As with many other villages in this area Inkpen suffers from high house prices and a lack of local employment opportunities. In addition, the stock of smaller houses is reduced as existing dwellings are extended or re built.”*

Officers note the Parish’s concerns with homogenisation of larger dwellings in rural locations in this respect, and the need for retention of a diverse mix of dwelling types to meet all needs. This proposal seeks to remove the existing bungalow and replace it with a much larger house, reducing the housing stock of smaller houses.

Page 5, *“The Parish Appraisal revealed that there was public support for encouraging the design of houses to reflect predominant local characteristics.”*

This point is addressed in detail within the body of the main Committee Report. Whilst it may be used in other areas of Inkpen, the use of the material flint does not form part of the immediate street scene along Craven Road. The front elevation of the proposed dwelling and the proposed 1.8m boundary wall use a large level of flint. The use of this material is will be incongruous within the street scene and cause visual harm to the character and appearance of the area. The design of the proposal scheme does not reflect the predominant local characteristics.

Section 8: Planning Guidelines:

Paragraph 8.7 (ii) *Materials should be chosen to respect the style, colours and textures of neighbouring buildings within the local context.*

Paragraph 8.12 (i) *New and extended external walls should relate to the materials of the existing/surrounding buildings.*

Officers do not consider that the proposed palette of materials reflects those evident in the immediately neighbouring street scene or elsewhere in the village of Inkpen.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.