

BEFORE THE WESTERN AREA PLANNING COMMITTEE OF WEST  
BERKSHIRE COUNCIL ('WBC')

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APPLICANTS' WRITTEN SUBMISSION IN SUPPORT OF PLANNING  
APPLICATION

COMMITTEE MEETING DATED 3 FEBRUARY 2021

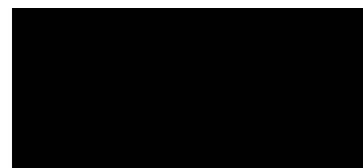
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1. We are pleased that WBC's Committee Report (the '**Report**') recommends that planning permission be granted. We accept the Report and the conditions it recommends. We rely upon it, our Heritage Statement ('**HS**'), Response Letter ('**RL**'), and the two third party letters in support, in support of our application.
2. This *modest* extension turns our much-loved historic two bedroomed home into a three bedroomed one. Our young children will have small separate bedrooms. We will have one small bathroom upstairs and a standard sized kitchen/diner downstairs. A generous garden at the back will remain, as will the front garden and driveway.
3. We have sought to take all reasonable steps to achieve as appropriate a proposal as possible, including instructing architects whom we understand are known and respected by WBC, and a specialist heritage consultant.
4. We are pleased that WBC recognises that:
  - a. the heritage aspects of our home are safeguarded as the Conservation Officer concludes;
  - b. our proposal fits with the nature and character of Inkpen and Lower Green, see also HS § 7.1-9, pp8-9;
  - c. our proposal fits with the proportions of the site our property sits upon, see also RL § pp 3-4; and
  - d. the current property is "*not in keeping with modern standards*" and that our proposal addresses this in an appropriate and sympathetic manner.

5. Neither Inkpen Parish Council ('IPC') nor any objector suggest that our extension will be obtrusively visible from any angle by road, or from the front. It will only be able to be viewed when directly adjacent to it from the footpath, and from the garden of our immediate neighbour, Holly Tree Cottage. It's impact is minimal, see RL § pp.2-4 and the Report. Our other immediate neighbour, Brook House, does not object to this application.
  
6. On the objections:
  - a. We agree with the clear and thorough reasons in the Report for the non-sustainability of all the objections.
  
  - b. We note that no expert or professional evidence has been submitted by IPC or by lay objectors to provide an evidential base to justify the assertions underpinning their objections.
  
  - c. We are particularly disappointed in IPC's 'eleventh hour' reversal of their original 'no objections' decision, with its seeming reliance upon 'urgent information' which had no evidential basis, and which the Planning Officer in the Report is content, in her professional opinion, to discount.
  
  - d. We genuinely feel that the number of objections received lies in surreal disproportion to the sympathetic extension we have sought to achieve, planned with the assistance of careful professional help. We cannot speculate as to why that is.
  
7. Living in and caring for a heritage property is important to us, as is living in the beautiful semi rural setting of Inkpen which is home. We wish for our cottage to remain and appear part of the fabric of the village and believe our proposal, as WBC acknowledge, will achieve this.
  
8. We hope you will support our sincere application to extend our home.

EDWARD AND REBECCA BENNETT



31 January 2021