



The countryside charity Berkshire

485 words **WRITTEN STATEMENT**

No available representation.



President: Mr. James Puxley
HM Lord-Lieutenant for Royal County of Berkshire.

For the attention of the District Planning Committee – 10th February 2021 at 6.30pm
Email: planningcommittee@westberks.gov.uk
20/01083/FUL Quill Cottage, Craven Rd. Inkpen, Hungerford, Berkshire
Replacement dwelling

CPRE, the countryside charity, wish to endorse and support the planning officers report of the above planning application to REFUSE permission on the basis that it does not comply with local and national planning policy.

The planning application has been given full and lengthy discussion at the two previous meetings of the Western Area Planning Committee, which has focussed almost entirely on the measurements and calculations of the proposed dwelling, without due consideration given to the environmental impact and character of this rural village or the openness of the AONB countryside.

This proposal has not taken into consideration the character and setting within the wider landscape; its Design is independent of its setting; does not make a positive contribution to the street scene but rather detracts from its setting by its prominence in design, height and scale. Ref: WBC Policy C7 HAS.

The proposed new dwelling would replace a modest form of dwelling with a far more visually prominent and intrusive dwelling – the height, scale, massing and Design would erode away the local distinctiveness, and ‘openness’ of the rural landscape. Of major concern is the unacceptable level of light, emanating from the large windows which will light up the dark sky area at night in the AONB. Current garden screening would not defuse the impact due to the increased height of the proposed roof line with no guarantee of permanence.

Inkpen was traditionally a collection of small hamlets, which have been joined together in open countryside, which has subsequently attracted many new residents, in recent years, to its unique landscape position, some of whom seek to demolish or enlarge properties disproportionately and replace with structures which do not reflect the surrounding area. West Berkshire HSA Policy C7 4.57 refers.

Ref. the Village Design Statement adopted by WBC: “The rural character of the village is greatly valued with the attention drawn to the importance of open spaces, the sense of remoteness, and darkness of the night sky. The low density of development and the road network gives the village a rural character – fields, woodlands, hedges, walls and green spaces are critically important to the village”.

Existing planning policy and the NPPF gives great weight to conserving and enhancing the AONB, its beauty and visual quality of the landscape and amenity of the area. The Inkpen countryside provides much openness for the general well-being of visitors, ramblers and tourists to the 13 Century Church, the crocus field and Common land (the last two, owned and maintained by BBOWT).

It is hoped that following discussion the District Planning Committee will consider the above, and REFUSE this application.

CPRE Berkshire Branch

The Campaign to Protect Rural England, Berkshire Branch, is a registered charity no. 210734