

DISTRICT PLANNING COMMITTEE
10/02/2021

UPDATE REPORT

Item No: (1) **Application No:** 20/01083/FUL **Page No.** 17-89

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

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): James Puxley, CPRE **NOT** available to answer questions at the meeting

Supporter(s): Roger Hunt - available to answer questions at the meeting

Claire Jones - available to answer questions at the meeting

Applicant: Ashley Jones - 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:	Seven additional third part representations supporting the application have been received, no new points have been raised
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2. Typo in Reason for Refusal 1

Reason for refusal 1 should read:

The proposal is considered to be unacceptable in **principal**. The site is within open countryside in the North Wessex Downs AONB. The replacement dwelling is disproportionate in size, scale, mass and bulk to the existing dwelling and will have an adverse and harmful impact on the setting, character and appearance of the site within the wider landscape including the open countryside and North Wessex Downs AONB.

3. Residential curtilage

It has been noted that the residential curtilage appears to have been shown incorrectly in the red line on the submitted location plan. The established residential curtilage, as set out under Certificate of Lawfulness ref. 95/46272/CERTP and subsequently repeated in application 05/01344/HOUSE is shown in the Council's records as being as shown on the attached drawing (ref. DP102, date stamped 24 June 2005, attachment 1). As this matter is not prejudicial to consideration of this application, and the additional garden land in question is shown within the blue line, other land in the applicant's ownership, it is recommended that should the Committee be minded to grant permission for the proposed works an informative is attached referring to the fact that the red line on the submitted plans is not considered to define the correct residential curtilage and referring to the residential curtilage defined in planning application 05/01344/HOUSE for clarity.