

## Summary of multiple written submissions

<b>Application:</b>	20/01083/FUL – Quill Cottage, Craven Road, Inkpen
<b>Group:</b>	Supporters
<b>Contributors:</b>	Roger Hunt and Claire Jones

The houses on Craven Road are a mix of styles and designs. The proposed new house will have a beneficial impact on the setting, character and appearance of the site. The proposed replacement building would significantly enhance the street scene when compared to the existing building.

The proposed brick and flint construction has been used elsewhere in the village (most recently Lower Inkpen House which mirrors the older cottages next door). It is a style common throughout the region. It will give a feel in keeping with the ANOB and will improve the look of the area when compared with the existing bungalow. With modern insulation, the new building will be more environmentally friendly than the existing building.

There are also examples of the use of dormer windows in the immediate vicinity: Vale Farm, The Swan Public House, Masefield House and Holly Tree Cottage.

Summary points:

- No objections filed on West Berkshire Planning website
- Immediate Neighbours and Craven Road residents do not object to this application
- Inkpen Parish Council Support by a majority
- This is not a 'development' this is a family who contribute considerably to this community and want to have a family home in a village they want to live in.
- There will be minimal impact on the open space, countryside and footpaths concerned, the impact of this proposed house will be minimal.
- The houses either side have a far greater impact on the AONB and open space views from the footpath behind Quill Cottage than this house will.
- The neighbours and those residents who I have spoken to feel that this will be an improvement on the current bungalow.
- There are dormer windows all along Craven Road. Vale Farm next door to Quills is surrounded by dormer windows
- The design has taken into consideration the Inkpen Design Statement and is consistent with other houses built recently in Inkpen and the surrounding villages.
- If the planning department do not agree with the materials being proposed the family are prepared to work with them to make changes to the exterior.
- It is very unlikely that whomever owns this bungalow and plot would keep this run down, unattractive 70's bungalow hence the support for this application which is sympathetic to its surroundings, its neighbours and the village as a whole.

- Better to support a planning application which has the support of its community than to be faced in the future by a development which is not and will no doubt push the planning department to its limits.