

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	20/02861/FUL Holybrook Parish Council. .	9 th March 2021.	Demolition of 2 storey side extension and erection of an attached dwelling to form 2 no 3 bed dwellings, with associated access and additional parking, cycle stores and refuse. Land at 18 Sandhills Way, Calcot. Mr Vickers.

¹ Extension of time agreed with applicant until 12th March 2021.

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02861/FUL>

Recommendation Summary:	That the Head of Development and Planning be authorised to grant conditional permission.
Ward Member(s):	Councillor Somner
Reason for Committee Determination:	The Council has received in excess of 10 letters of objection to the proposal.
Committee Site Visit:	Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

Contact Officer Details	
Name:	Michael Butler
Job Title:	Principal Planning Officer
Tel No:	01635 519111
Email:	Michael.butler@westberks.gov.uk

1. Introduction

- 1.1 This application seeks planning permission for the demolition of an existing two storey side extension and garage and erection of a 3 bed dwelling with associated car parking, access, hard and soft landscaping, refuse and cycle stores. The proposed new dwelling is to be attached to the existing detached property creating a pair of semis. In addition, it is proposed to have three car parking spaces located on the site frontage so being within the defined curtilage of the 2 new dwellings. There is to be 2 rear gardens in addition.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
129957	-Erection of a 2 storey side extension. Approved.	September 1987
20/01690/FUL	Erection of 3 bed dwelling following demolition of 2 storey side extension. Refused	September 2020.

Under the original planning permission granted at the estate in which Sandhills Way is located, permitted development rights by condition were NOT removed for the creation of hard standings within the domestic curtilage of the dwellings as permitted.

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.

4. Publicity

- 4.1 A site notice was displayed on the 29th of January 2021. Expiry on the 19th February 2021.
- 4.2 Community Infrastructure Levy (CIL) is a levy charged on most new development to pay for new infrastructure required as a result of the new development. CIL will be charged on residential (C3 and C4) and retail (A1 - A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of net floorspace (including extensions) or when a new dwelling is created (even if it is less than 100 square metres).
- 4.3 The proposed development is CIL liable and the charge payable will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

5. Consultation

Statutory and non-statutory consultation

- 5.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Holybrook Parish Council:	Objection raised on the grounds that the proposed parking provision is inappropriate and inadequate. The proposal is also out of keeping with the existing character of the local area and is deemed an overdevelopment.
WBC Highways:	Do not object to the application. The applicant has provided two on site spaces for the new dwelling in accord with policy P1 so the application is acceptable since access to the site is acceptable and pedestrian safety will not be unduly compromised. It is noted that there is a present shortfall of 2 spaces for no 18 at present [which is 4 bedroomed] since 3 spaces are normally required on site, which will be reduced to a shortfall of just 1 space on site, as garages cannot be included as a parking space. In terms of planning balance and relative harm this reduction in shortfall is accepted.
Archaeology	No implications. Do not object to the application.

Public representations

- 5.2 27 representations have been received from 27 contributors, all of which object to the proposal.
- 5.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Summary of those representations which are material considerations. Other matters have been raised which cannot be taken into account in the decision making process such as rights of access over and potential damage to third party land. The matters raised which can be considered in summary are:
 - Increase in traffic and additional pressure on car parking which is currently at full capacity. Many properties do not have private driveways.
 - Proposed parking inadequate.
 - Increased pressure on services i.e. water and drainage.
 - Impact during construction in terms of noise, construction traffic and, lorries.
 - Impact of additional traffic on those using the private garages.
 - Impact on the attractive nature and character of the surrounding area contrary to the design ethos of the Estate.
 - Impact on local pedestrian safety.

- Houses are likely to be in HMO use which is harmful to the character of the vicinity.
- Impact on the amenity of adjoining occupiers.

6. Planning Policy

6.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application. West Berkshire Core Strategy 2006-2026

Policies: ADPP1, ADPP4, CS1, CS4, CS5, CS13, CS14

HSADPD of 2017. Policy P1—parking.

6.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)

6.3 The main issues for consideration in this application are:

- 1 - Design, character and appearance
- 2 - Amenity considerations.
- 3 - Highways matters.

Principle of development

6.4 Number 18 Sandhills Way is located within the Eastern Urban Area as defined by Policy ADPP1 of the Core Strategy. The Core Strategy aims to build upon the existing settlement pattern and direct most development to those urban areas which have the facilities and infrastructure to support growth. The Eastern urban area is identified as being one of the main areas for housing growth. In accordance with Policy ADPP1 the principle of the construction of a new dwelling is considered to be acceptable. Policy ADPP4 relates to development within the Eastern Area within which this site lies. Over the plan period the Eastern Area will accommodate approximately 1400 new homes. This will largely be delivered through existing commitments and sites allocated through the HSA DPD however small infill development will contribute towards meeting this target. Policy CS1, Delivering new homes and retaining the housing stock states that homes will be primarily developed on suitable previously developed land within settlement boundaries and then other suitable land within settlement boundaries. This proposal meets with this second criterion. As such the principle of development is acceptable in accordance with Policy ADPP1, ADPP4 and CS1 of the Core Strategy.

Character and appearance

6.5 The application property comprises a detached 4 bed house on the edge of Sandhills Way and Wheatland Close. The property lies adjacent to an established area of open space with the A4 Bath Road further north. Within the estate there are a mix of property designs and styles, mostly comprising of link detached houses and short terraces. The application property fronts onto a footpath which provides pedestrian access to numbers 10-18 Sandhills Way. Number 18, the application site is unique in that it also has a

driveway with parking for 1 car and a garage which is accessed through a shared block of 16 garages.

- 6.6 The proposed dwelling has been designed to mirror the existing property and will as a result of the extension now fill with the width of the plot extending up to the boundary with the open space. Given the existing pattern of development and the presence of short terraces within the locality the size of the new and existing dwelling together, this scale and design is not considered to be visually harmful to the character of the area.

The garden serving the proposed 3 bed dwelling will be approximately 70sqm while the garden serving the existing, now smaller 3 bed dwelling will be 90sqm. SPD Quality Design recommends gardens of 100sqm. The gardens are in keeping in size with those in the area and given the extent of the shortfall below the recommended standard no objections are raised to this aspect of the design.

- 6.7 Paragraph 124 in the NPPF of 2019 sets out in part the Governments views on good design in the planning process. It notes [inter alia] that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. The case officer has managed to visit the site in a covid secure manner. The estate has an "impressive" character which whilst now quite unusual, ensures that many of the dwelling curtilages are not dominated by parking for the private car. The terrace of 10-18 Sandhills Way is no exception, and indeed the front grassed area enhances the visual setting and amenity of the locality. It is considered that the introduction of the 2 additional car parking spaces on the new frontage could potentially harm this setting and so be detrimental to the overall design ethos of the area, contrary to the advice in para 124 of the NPPF and indeed the principles behind policy CS14 in the WBCS. However, what is apparent is that firstly under existing permitted development rights the owner/applicant can construct additional hard standings for vehicles on the site frontage now, without the need to apply for planning permission, should he wish to do so, and secondly car parking is already present at the end of the green corridor of this part of Sandhills Way. On this basis, on balance officers are not able to object to the application on these grounds.

Amenity

- 6.8 Impact on Roquetas. There is a minimum distance of 10m from the back of the proposed dwelling to the rear boundary with this neighbouring property. The rear to rear separation distance between this and the new dwelling is approximately 29m. The separation proposed exceeds the minimum recommendation in SPD Quality Design, 21m and respects the established distances seen between properties. As such the proposal is not considered to have any adverse impact on the amenity of the occupiers of this neighbouring property.
- 6.9 Impact on number 21 Wheatlands Close: There is a proposed distance of 16m between the side elevation of the new dwelling and the rear elevation of this neighbouring property. There is a narrow strip of open space between the properties. No windows are proposed in the side elevation of the new dwelling at a first floor level and additional new openings could be restricted by condition. As such the proposal is not considered to have any adverse impact on the amenity of the occupiers of this neighbouring property.
- 6.10 Impact on 7 Sandhills Way: The proposed dwelling will face directly onto the existing garages and hardstanding however there will be oblique views of the rear garden of this neighbouring property with the closest first floor opening being approximately 10m away. Whilst this is close the proposed openings are no closer than existing windows in the fronts of 16 and 18 Sandhills Way, as existing and as such the proposal is not considered to have a significantly greater harmful impact above the existing situation and as such a refusal on these grounds could not be sustained.

- 6.11 Impact on 16 Sandhills Way. The case officer has carefully examined what impact the introduction of the two parking spaces will have upon the occupants of this dwelling. It is considered that with the introduction of additional landscaping, which will be conditioned, between the parking spaces and the party boundary, this impact will be acceptable.
- 6.12 In conclusion the proposal complies with Policy CS14 of the Core Strategy and the guidance within the NPPF with respect to protecting the amenity of neighbours.

Highways.

- 6.13 The application site, if permitted, and approved would comprise 2 number 3 bed dwellings. According to policy P1 in the HSADPD of 2017, this would mean that 4 car parking spaces would need to be provided on the site if it were to comply. However only 3 parking spaces are identified on the two new proposed site curtilages. The Highways officer, however, continues to not object on this basis as there is only an overall shortfall of one space, which in the light of surrounding available communal parking, he considers will be satisfactory and not cause harm to the wider locality .

It is important for Members to note this technical point. The existing dwelling at number 18 Sandhills Way, by virtue of the 2 storey side extension, is 4 bed roomed, but at present only has 1 allotted parking space as the garage is not deemed to be a parking space. Hence at present it has a technical shortfall of 2 parking spaces, as policy P1 in the eastern urban area identifies a need for 3 spaces for a 4 bed dwelling. Accordingly, by reducing, via this application the dwelling to 3 bed the requirement becomes 2 spaces on site—this is still not met, but the shortfall becomes one parking space only. In terms of relative harm the application actually represents a slight improvement.

7. Planning Balance and Conclusion

- 7.1 Firstly, your officers accept the principle of the new dwelling on the site, and for the reasons identified above, it is considered that whilst there may be a degree of harm to amenity and the distinctive character of the area associated with the introduction of the 2 car parking spaces to the site frontage, this is not considered sufficient to merit rejecting the application. In addition the Council needs to take into account the fact that an additional dwelling will be created on a brownfield site in a sustainable location. However small, it will still make a contribution to overall housing need in the District.
- 7.2 Given that there are no technical objections to the scheme on planning or highways or amenity grounds, the application is duly recommended for approval. However conditions are recommended to remove any permitted development rights from the two new dwellings as permitted.

8. Full Recommendation

- 8.1 To delegate to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the conditions listed below.

Conditions

1.	The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
----	--

2.	<p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: All job number AR001 –CD 011, CD150, CD102, CD010,CD101,CD100 Rev A and CD160 Rev A, all by concept design.</p> <p>Reason. To clarify the permission in accord with the DMPO of 2015, for the avoidance of doubt and in the interests of proper planning.</p>
3	<p>No demolition or construction works shall take place outside the following hours, unless otherwise agreed in writing by the Local Planning Authority: 7:30am to 6:00pm Mondays to Fridays; 8:30am to 1:00pm Saturdays; No work shall be carried out at any time on Sundays or Bank Holidays.</p> <p>Reason. To protect local amenity in accord with the advice in the NPPF of 2019.</p>
4	<p>The dwelling hereby permitted shall not be occupied until the approved vehicle parking and turning spaces for the existing dwelling and new dwelling hereby approved on the site have been completed in accordance with the approved plans (including any surfacing arrangements and marking out). Thereafter the parking and turning spaces shall be kept available for parking and manoeuvring at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy P1 of the Housing Site Allocations DPD 2006-2026.</p>
5	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that order with or without modification), the 2 dwellings hereby permitted shall only be used as a single dwelling house (Use Class C3), and for no other purpose (including any other purpose in Class C4 (House of Multiple Occupation) on the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking, re-enacting or modifying that order with or without modification).</p> <p>Reason: There would be insufficient parking to use the building as a house of multiple occupation under Use Class C4 without detriment to highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD (2006-2026), and Quality Design SPD (June 2006).</p>
6	<p>The materials to be used in the development hereby permitted shall be as specified on the plans and/or the application forms. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.</p> <p>Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core</p>

	Strategy (2006-2026), Supplementary Planning Guidance 04/2 House Extensions (July 2004), and Supplementary Planning Document Quality Design (June 2006).
7	<p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and/or E of that Order shall be carried out on the site, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (June 2006)</p>
8	Landscaping –to be added at update stage.