

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(2)	21/01358/HOUSE Bucklebury	07/07/2021 <sup>1</sup>	Demolish existing rear extension, construct new single storey rear extension and 2 storey side/rear extension, construct new garage block with office/games room above and a single storey link to main house  Thatchers, Road known as Broad Lane, Chapel Row, RG7 6PB  Mr and Mrs Hudson
<sup>1</sup> Extension of time agreed with applicant until 16th September 2021			

To view the plans and drawings relating to this application click the following link:  
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01358/HOUSE>

**Recommendation Summary:** Delegate to the Service Director (Development & Regulation) to grant planning permission

**Ward Member(s):** Councillor Graham Pask

**Reason for Committee Determination:** Called-in by Councillor Pask

**Committee Site Visit:** 8<sup>th</sup> September 2021

#### Contact Officer Details

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## 1. Introduction

- 1.1 This application seeks planning permission for the demolition of an existing rear extension and construction of a new single storey rear extension, a two-storey side / rear extension and a new garage block with office/games room above and a single storey link to the main house.
- 1.2 The application site comprises a mature detached dwelling situated within a spacious plot located on the north side of Broad Lane in Chapel Row. The application site is outside of a defined settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The site benefits from a good degree of mature soft landscaping and consequently is not a visually prominent feature in the street scene. In contrast to the context of Thatchers, within a row of large dwellings, situated within spacious plots and screened by mature landscaping on the north side of Broad Lane, to the south the street scene has a more open character with 3 commercial properties adjacent to the junction with Hatch Lane, significant numbers of parked vehicles, and smaller plot sizes with dwellings appearing more visually prominent in the street scene.
- 1.3 The proposed single storey rear extension would measure 10.7m in width and project by 3.5m; it would have a mono-pitch roof measuring 2.2m to eaves height and 3.6m in overall height. An additional bay window is proposed at ground floor level along the west elevation measuring 2.8m in width and projecting by 870mm; it would have a hipped roof measuring 2.2m to eaves and 3.3m to the ridge.
- 1.4 The proposed two-storey side / rear extension would measure 3.1m in width and project by 2.5m; it would have an eaves height of 4.8m and a ridge height of 6.6m, with a hipped roof. The link extension would infill the gap between the proposed garage building and the host dwelling. This gap would measure a minimum of 3m and a maximum of 7m; the link is proposed to be angled rather than a straight corridor between the two structures. It would have an eaves height of 2.4m and a ridge height of 4m, with a dual-pitched roof design.
- 1.5 The proposed garage building would measure 8.5m in width and project by 6m; it would have a dual-pitched roof design measuring 2.4m to the eaves and 5.6m to the top of the ridge. Three dormer windows are proposed in the front roof-slope measuring 1.5m in width and 2.1m in height each; a rear dormer is proposed measuring 1.7m in width and 1.4m in height.

## 2. Planning History

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

Application	Proposal	Decision / Date
05/00036/HOUSE	Garage, implement shed and log store	Refused 23.03.2005
04/01643/HOUSE	Erect single storey rear extension. Demolish existing garage and stores, erect detached garage additions	Approved 31.08.2004
04/00694/HOUSE	New access to service land to rear of Thatchers	Approved 25.05.2004

04/00060/HOUSE	Two-storey extension and new double garage	Withdrawn 27.02.2004
84/22404/ADD	Conservatory	Approved 02.10.1984

### 3. Procedural Matters

- 3.1 **EIA:** Given the nature and scale of this householder 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 [Publicity]
- 3.2 **Publicity:** A site notice was displayed at the application site on 28<sup>th</sup> June 2021, the deadline for representations expired on 19<sup>th</sup> July 2021.
- 3.3 **CIL:** 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 floor space (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). Initial assessment of the scheme indicates the proposals would, cumulatively, increase the floor space of the existing dwelling by more than 100 sq. m; the proposals are therefore likely to be CIL liable. However, CIL liability 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](http://www.westberks.gov.uk/cil).

### 4. Consultation

#### *Statutory and non-statutory consultation*

- 4.1 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.

<b>Bucklebury Parish Council:</b>	<p>Bucklebury Parish Council objects to this application on the grounds of the two storey garage block. BPC has no objection to the extension to the rear of the house.</p> <p>The two storey garage block was not felt to be subservient to the existing house (C6). The building would have a considerable impact on the street scene and from Chapel Row Green. Additionally, it will have a significant impact on the neighbouring property.</p> <p>If WBC is minded to approve this application, it is suggested that a condition be that the garage block must remain ancillary to the main dwelling and not be used for independent living.</p>
<b>WBC Highways:</b>	The highway recommendation is for conditional approval

<b>WBC Rights of Way:</b>	No response
<b>Ramblers Association:</b>	No response
<b>North Wessex Downs AONB:</b>	No response

### ***Public representations***

4.2 Representations have been received from three contributors, two of which object to the proposal and one of which remains impartial. 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:

- The new build garage will be only slightly lower than the current house;
- The roof of the garage will be clearly visible from Oaklea, and lit windows will affect the night-time light at Oaklea;
- The new building will be visible from The Avenue and is contrary to the village plan;
- The garage building will impact on the village scene from the green;
- Over-development of the plot;
- The location plan is incorrect and includes land not within the applicants ownership and appropriate notice has not been served;
- Proposed extension will be harmful to the street scene and significantly reduce the gap between the neighbouring property to the east;
- The extension is too large, too prominent and harmful to the AONB.

4.3 The impartial comments stated no objection to a single storey garage and raised no objection to the extensions proposed to the main dwellinghouse.

## **5. Planning Policy**

5.1 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.

- Policies ADPP1, ADPP5, CS13, CS14, CS14, CS17, CS18, CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- Policies C1, C3, C6, P1 of the Housing Site Allocations Development Plan Document 2006-2026 (HSA DPD).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- North Wessex Downs AONB Management Plan 2019-24
- WBC House Extensions SPG (2004)
- WBC Quality Design SPD (2006)
- Bucklebury Vision Parish Design Statement

## 6. Appraisal

6.1 The main issues for consideration in this application are:

- The principle of the proposal;
- The impact on the character and appearance of the locality and the wider AONB setting;
- The impact on neighbouring properties.

### ***Principle of development***

6.2 The application site is located outside of any defined settlement boundary within the district and it therefore is regarded as 'open countryside' under Core Strategy Policy ADPP1. The policy states that only appropriate limited development in the countryside will be allowed. In the context of this general policy of restraint in the countryside, Policy C6 of the Housing Site Allocations DPD gives a presumption in favour of proposals for the extension of existing permanent dwellings. An extension or alteration will be permitted providing that:

- i. the scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling; and
- ii. it has no adverse impact on: the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
- iii. the use of materials is appropriate within the local architectural context; and
- iv. there is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.

6.3 The application site is also located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Policy ADPP5 sets out the criteria for the principle of development within the North Wessex Downs AONB and identifies development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB, whilst preserving the strong sense of remoteness, tranquillity and dark night skies. It is also stated that development will respect identified landscape features and components of natural beauty.

### ***Character and appearance***

6.4 Broad Lane does not have a uniform street scene and as a consequence of the evolved nature of the built development, dwellings have a largely individual design and appearance. The existing dwelling at the application site is therefore sympathetic to its setting, but does not display any distinct characteristic features. The existing dwelling has two subordinate hip-roofs along the rear elevation, and the proposed two-storey side / rear extension would replicate this design. The proposed two-storey side / rear extension would add a modest amount of additional footprint to the building, infilling an area to the north-east of the existing dwellinghouse. A second ground floor bay window is also proposed to the west elevation of the dwelling, which would match in dimension and design the existing bay window in this elevation.

6.5 The proposed single storey rear extension would have a plain, lean-to style design, and is therefore considered to be in keeping with the host dwelling. Cumulatively, the side/ rear extension, the single storey rear extension and the additional bay window would represent an increase in floor area of approximately 41 sq. m, or 20%. Whilst the proposals would increase the spread of the development to the north the resultant dwelling at Thatchers is considered to remain commensurate to the scale of the plot and the surrounding development. The bulk of the extensions would be located to the rear

of the dwelling and due to the scale of the proposed side bay window and the nature and degree of the front boundary screening, the proposals are not considered to appear unduly prominent in the street scene. The extensions to the existing dwelling are therefore not considered to appear obtrusive, or an over development of the site.

- 6.6 The garage building currently proposed would provide a covered parking space, a cycle store and workshop with toilet at ground floor level and a games room, office and additional toilet at first floor level. This nature of use within an outbuilding is not uncommon for large dwellings in rural settings, and appropriate conditions can be attached to any permission that may be forthcoming to ensure that the building remains in ancillary / incidental use to the main dwellinghouse. This proposal is less conventional in that the outbuilding would be attached to the dwelling by a link, however, this would enable access to this incidental / ancillary accommodation year-round. The link is also considered to make any future severance of the outbuilding from the main dwellinghouse less likely.
- 6.7 The eaves height of the link extension and garage building would match the eaves height of the single storey rear extension, and the link would have a clearly subordinate ridge height. Whilst the garage building would be taller than the link extension in order to facilitate the first floor accommodation, it would remain subordinate in height to the host dwelling, which has a conventional two-storey appearance with a deep hipped roof. The link extension and garage building, cumulatively, would further increase the floor area of the resultant dwelling by some 106 sq. m. This would represent an increase of approximately 54% above the existing dwelling, or 45% above the dwelling as extended in the manner of this application. The cumulative impact of the bay window, side/ rear extension, single storey extension, link extension and garage building would be a total increase of approximately 74% above the existing dwelling. In light of this cumulative increase, the spacious nature of the plot, and the spacious character of the surrounding built development, the proposals are considered to appear sufficiently subservient to the host dwelling to accord with policy C6 of the adopted Core Strategy.
- 6.8 An appeal decision for a dismissed appeal for a dwelling to be constructed on land to the west of Thatchers (application reference 18/00295/FULD and appeal reference APP/W0340/W/18/3207331) made reference to the spacious character of the street scene as it progresses to the east of the application site, which in contrast to the smaller plots to the west and at the junction of Hatch Lane, comprises large dwellings in spacious plots. The presence of this ancillary building, linked to the main dwellinghouse, would reflect the more spacious character of these dwellings to the east and would clearly be read as part of the site as a whole, rather than a separate unit, due to the garage doors installed in the front elevation. As a consequence, even if the extension and outbuilding were visible in the street scene, it would not harm the spacious character of the area as identified in the appeal decision.
- 6.9 The proposed extensions and outbuilding would be located within the existing complex of development at the application site, and would remain clearly within single family occupation. The additional accommodation proposed is not considered to intensify the use of the application site, and the extensions have not been designed with excessive expanse of glass that would cause harmful light-spill. In accordance with the Bucklebury Vision Design Statement the proposed extensions at Thatchers are considered to respect the existing pattern of development. The proposals are therefore not considered to harm the character of the locality or the rural character of the North Wessex Downs AONB.

### ***Neighbouring Amenity***

- 6.10 The nearest residential property to be affected by the proposals would be the dwelling to the north-east at Oaklea. Whilst it is acknowledged that the proposed garage building

may be visible from the neighbouring dwellinghouse at Oaklea, this neighbouring property comprises a large dwelling situated within a spacious plot, and as a consequence the garage and extensions would be located in excess of 29m from this neighbouring dwelling. Whilst the proposals would be located to the south of Oaklea given the significant distance from the main dwellinghouse they are not considered to have any adverse effect in terms of over-dominance, obtrusiveness or loss of light. The proposed garage would be located 2.5m from the mutual boundary with Oaklea and would have 3 roof-lights in the rear roof-slope, however, the application drawings indicate that these windows would be located 1.7m above the floor level of the room they serve and as a consequence the proposals are not considered to result in any over-looking or loss of privacy.

- 6.11 The adjacent land owner to the west of the application site raises concerns with regards to the red line of the application site and the correct notifications having been carried out, however, these matters are considered to have been resolved and related to the Council's plotting of the application site on the mapping system, rather than the red line of the application.

## **7. Planning Balance and Conclusion**

- 7.1 Whilst there have been objections to this application, it is considered the proposed demolition of existing rear extension, construct new single storey rear extension and 2 storey side/rear extension, construct new garage block with office/games room above and a single storey link to main house are acceptable and would not be harmful to the character and appearance of the application site, the street scene, the wider locality of Bucklebury or the rural character of the North Wessex Downs AONB.
- 7.2 Having taken into account the relevant policy considerations and material considerations referred to above, it is considered that the development is acceptable and conditional approval is justifiable.

## **8. Full Recommendation**

- 8.1 To delegate to the Service Director (Development & Regulation) to GRANT PLANNING PERMISSION subject to the conditions listed below.

### ***Conditions***

1. **Commencement of development**

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. **Approved plans**

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

01A (Existing Plans and Elevations, received on 12<sup>th</sup> May 2021

02A (Proposed Ground Floor Plans and Elevations), received on 12<sup>th</sup> May 2021

03A (Proposed First Floor Plans and Elevations), received on 12<sup>th</sup> May 2021

Block / Site Plan, received on 12<sup>th</sup> May 2021

Location Plan, received on 12<sup>th</sup> May 2021

Reason: For the avoidance of doubt and in the interest of proper planning.

**3 Materials as specified / match**

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.

Reason: To ensure that the external materials respond to local character. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Supplementary Planning Document Quality Design (June 2006), and Supplementary Planning Guidance 04/2 House Extensions (July 2004).

**4 Parking (approved plans)**

The extension shall not be first occupied until vehicle parking and turning spaces 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 (of private cars and/or private light goods vehicles) at all times.

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.

**5 Ancillary/incidental use**

The garage building and extensions hereby permitted shall not be used at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling known as Thatchers.

Reason: To limit the future use of the building to prevent uses which would not be ancillary or incidental to the main dwelling. This condition is applied in the interests of preventing a change of use which would result in an unsustainable pattern of development, and detract from neighbouring and local amenity. This condition is applied in accordance with Policies ADPP1, ADPP5, CS13, CS14, CS19 of the West Berkshire Core Strategy 2006-2026, Policies C3 and C6 of the Housing Site Allocations DPD 2006-2026, WBC Quality Design SPD (2006), and WBC House Extensions SPG (2004).

## ***Informatives***

**1. Damage to footways, cycleways and verges**

The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.

**2. Damage to the carriageway**

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.