

<b>Item No</b>	<b>Application No. and Parish</b>	<b>8/13 Week Date</b>	<b>Proposal, Location and Applicant</b>
<b>(8)</b>	05/01372/HOUSE Lambourn Parish Council	26 <sup>th</sup> August 2005	Two Storey Extension Hyde Farm Cottage, Sheepdrove, Lambourn, Hungerford, Berkshire, RG17 7UT Mrs Kennedy-Scott

**Recommendation Summary:**      **The Head of Planning and Transport Strategy be authorised to REFUSE planning permission.**

**Ward Member(s):**                      Councillor A G Lundie  
Councillor A G Jones

**Reason for Committee determination:**      At the request of Cllr A G Lundie on the basis that it is necessary to view the site to see the size of plot and understand the impact and relevance of previous development.

**Committee Site Visit:**                      1<sup>st</sup> September 2005

<b>Contact Officer Details</b>	
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## Site History

104203	Extension	Approved 21.04.1976
111329	3 Stable feed room and tack room	Approved 03.10.1979
114334	Boundary Wall	Approved 09.01.1981
122489	3 Stable feed room and tack room and haystore (renewal)	Approved 25.10.1984
131133	Fencing around new hard tennis court	Approved 27.07.1988
135103	Conservatory	Approved 11.07.1989
145112	Stable Block	Approved 06.09.1994
146097	Single Storey Extension to kitchen and two storey extension providing additional living accommodation.	Approved 06.04.1995
146325	Stable Block	Approved 05.05.1995
147008	Garage/Store and a horse field shelter	Approved 07.11.1995

## Publicity of Application

Site Notice Expires: 8<sup>th</sup> August 2005

## Consultations and Representations

**Parish Council:** No objections – subject to the extension in-keeping with the original building.

**Correspondence:** No objections to date

## Policy Considerations

Planning Policy Statement 1 – Delivering Sustainable Development  
Berkshire Structure Plan 2001 – 2016 – Policy DP6  
West Berkshire District Local Plan 1991 – 2006 – Policy OVS.2, ENV.2 and ENV.24  
Supplementary Planning Guidance 04/02 House Extensions

## Description of Development

This application seeks planning permission for the erection of a two storey extension to the rear of the property. The extension would enlarge the existing kitchen and bedroom 2.

## Consideration of the Proposal

The main issue to consider is:

1. Policy ENV.24 – Overdevelopment of the site

The main concern is the principle of further development with regard to Policy ENV.24 of the West Berkshire District Local Plan. The policy allows for development in appropriate cases subject to a number of provision which are discussed below:

- a) It is agreed that the first criteria is met as the dwelling is of permanent construction with a reasonable expectation of life;
- b) And c) these criteria relate to design and the impact on the rural character of the area which are considered under paragraph 2 below
- d) the proposal would result in a extended dwelling disproportionate in size to the original s follows:

The application site is located within the North Wessex Downs Area of Outstanding Natural Beauty and is outside any defined settlement boundary.

The application plot is very large and well screened at the rear of the property; however the original cottage has been extended on a number of occasions within the last 30 years and is now much larger than the original cottage. The original property is taken to be as original in 1973, when an application for a new farmhouse was submitted within the grounds of Hyde Farm Cottage.

As stated in the Supplementary Planning Guidance on extensions to dwellings in the countryside it has been agreed that figures on percentage increases in floor space and volume should be used as a guideline to prescribe what is disproportionate.

Original Foot Print	70.29sqm
Currently Approved (and built) Foot Print	163.32sqm
Proposed Additional Foot Print	24.84sqm
Total Foot Print	258.45sqm
Increase of	267.7% over the original
Original Floor Space	140.58sqm
Currently Approved (and built) Floor Space	295.98sqm
Proposed Additional Floor Space	49.68sqm
Total Floor Space	486.24sqm
Increase of	245.88% over the original

NB All figures are approximate.

Under the Supplementary Planning Guidance it has been agreed that:

- under 50% increase in floor space is unlikely to be disproportionate
- 50% - 100% each case on its merits dependent on site characteristics, scale and massing
- over 100% clearly disproportionate

The set of figures show an increase of well over 200% in terms of area. It is therefore concluded that the dwelling as existing is disproportionate in size to the original and the proposal would only increase what is already a large dwelling. The proposal thus fails to meet the criteria set out in Policy ENV.24.

## **Conclusion**

The proposal is yet another addition which would further create a dwelling disproportionate in size to the original. This is contrary to Policy ENV.24 of the West Berkshire District Local Plan 1991- 2006 which seeks to prevent overdevelopment of houses in the Countryside. Even where the site is well screened, there is a wider concern to maintain the essential rural nature and qualities of an area.

## **Full Recommendation**

The Head of Planning and Transport Strategy be authorised to refuse planning permission for the following reason:

1. Hyde Farm Cottage is a large detached house which is outside a defined settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty. The original house has been significantly extended within the last 30 years and the proposal, if allowed would result in an extended dwelling disproportionate in size to the original dwelling. The proposal is consequently contrary to Policy ENV.24 of the West Berkshire District Local Plan 1991- 2006, which seeks to ensure that all proposals for extensions to dwellings in the countryside should not be materially greater or more harmful to the rural character of the area than that of the existing building or result in an extended dwelling disproportionate in size to the original. The proposal is also contrary to the Supplementary Planning Guidance on extensions to dwellings in the countryside which seeks to prevent overdevelopment of a site and a material increase in visual intrusion in the countryside.