

Item No	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(4)	05/01611/FUL Compton Parish	08 th September 2005	Demolition of single storey building and outbuilding. Two storey extension to form kitchen/dining area with bedroom and bathroom above. Double garage. New Farm Cottages, Coombe Road, Compton. Mr and Mrs Munro.

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

Ward Member(s): Councillor Paul Bryant
Councillor Barbara Alexander

Reason for Committee determination: At the request of Cllr Alexander

Committee Site Visit:

Contact Officer Details	
Name:	Isabel Johnson
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Site History

No history

Publicity of Application

Site Notice Expired 26.08.05
Neighbour Notification Expired No immediate neighbours.

Consultations and Representations

Parish Council: No Objections
Highways: No consultation to date
Correspondence: No letters of support or objection received

Policy Considerations

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 7: Sustainable Development in Rural Areas
Berkshire Structure Plan 2001 – 2016 Policies DP1, DP6, EN1
West Berkshire District Local Plan 1991 - 2006 Policies OVS2, ENV18, ENV2,
ENV24
SPG Extensions to Dwellings in the Countryside

Description of Development

This application seeks permission for a large detached double garage and log store, demolition of a small outbuilding to the rear and extensions and alterations to New Farm Cottages, formerly two small semi-detached cottages which have been made into one dwelling.

The site is outside the settlement boundary of Compton and within the North Wessex Area of Outstanding Natural Beauty. The site is screened from Coombe Road by mature agricultural hedgerow with one access and narrow vehicular gateway onto this road and one leading into the site off an access track to the south of the property

Consideration of the Proposal

The first issue is the further alteration of the character of this Cottage within its rural setting and within the AONB. The second and main concern is the principle of further development with regard to Policy ENV.24 of the West Berkshire District Local Plan 1991 - 2006. The policy allows for development in appropriate cases subject to a number of provisions, the most relevant of which is:

- a) Whether the impact of the proposed development would be materially greater or more harmful than that of the existing buildings on the rural character of the area.
- b) Whether the proposal would result in an extended dwelling disproportionate in size to the original

The design is considered to be incongruous with the character of the house as it introduces a new wing to the rear and appears as an additional tacked on feature which is not considered to be in harmony with the existing dwelling.

The addition is considered to be an incongruous feature to this corner of the property and does not contribute or enhance the overall appearance of the house and its setting. This is therefore contrary to Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 which seeks to ensure that development proposals achieve a high standard of design which respects the character and appearance of the area. Additionally, Policy ENV24 of the West Berkshire District Local Plan seeks to ensure, inter alia, that extensions to dwellings are in keeping with the design of the existing dwelling.

The design is not considered to be in keeping with the overall character of the house and its setting. This is contrary to Policy ENV.24 of the Local Plan which seeks to prevent overdevelopment of houses in the countryside and thereby become physically and visually intrusive. Even where a site is well screened, there is a wider concern to maintain the essential rural nature and qualities of an area in order to maintain a variety of dwelling sizes.

Conclusion

New Farm Cottage(s) is now a detached house which is outside a defined settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty. The original two cottages present a well balanced structure, with symmetrical features and design. The erection of a large two storey extension and complicated roof design on one side is considered detrimental to its character, resulting in a visually unbalanced dwelling. The proposal, if allowed would result in an extended dwelling and garage disproportionate in size to the original dwelling.

Full Recommendation

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

1. The proposed extension is in a prominent position within the application site. The proposed extension and garage due to its design, bulk and use of materials, fails to harmonise with the scale and character of the existing dwelling. The extension will appear as an intrusive feature to the detriment of the character and amenities of the area. As a result the application is contrary to the guidance contained in Planning Policy Statement 1 - which seeks to ensure good design.

Furthermore the scheme is contrary to Policies DP1 and DP6 of the Berkshire Structure Plan 2001 - 2016 which seek to ensure that development proposals do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area and that they are appropriate in scale, form character and siting to their location. It is also contrary to Policy OVS2 of the West Berkshire District Local Plan 1991 - 2006 which seeks to ensure that development proposals achieve a high standard of design which respects the character and appearance of the area. Additionally, Policy ENV24 of the West Berkshire District Local Plan 1991 - 2006 seeks to ensure, inter alia, that extensions to dwellings are in keeping with the design of the existing dwelling.

2. New Farm Cottage(s) is now a detached house which is outside a defined settlement boundary and within the North Wessex Downs Area of Outstanding Natural Beauty. The original two cottages present a well balanced structure, with symmetrical features and design. The erection of a large two storey extension and complicated roof design on one side is considered detrimental to its character, resulting in a visually unbalanced dwelling. The proposal, if allowed would result in an extended dwelling and garage 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.

DC