

Supplemental Items for Eastern Area Planning Committee

Wednesday, 10th April, 2019 at 6.30 pm
in Calcot Centre, Highview (off Royal
Avenue), Calcot

Part I

Page No.

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| (1) | Application No. & Parish: 19/00221/FULD - Glenvale Nurseries, Hungerford Lane, Bradfield Southend
Proposal: Demolition of Glenvale Garden Centre and replace with 1 dwelling, retaining the existing entrance onto Hungerford Lane.

Location: Glenvale Nurseries, Hungerford Lane, Bradfield Southend, Reading

Applicant: Charlesgate Homes Limited

Recommendation: The Head of Development and Planning be authorised to REFUSE planning permission. | 3 - 6 |
| (2) | Application No. & Parish: 18/03268/FULD - Clairewood, Hampstead Norreys Road, Hermitage
Proposal: Demolish existing single storey dwelling and garage and replace with two semi-detached dwellings, and also lift and thin the crown of a TPO within the garden.

Location: Clairewood, Hampstead Norreys Road, Hermitage

Applicant: Mr and Mrs Balson

Recommendation: To DELEGATE to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions. | 7 - 8 |

Andy Day



Supplemental Items

Eastern Area Planning Committee to be held on Wednesday, 10 April 2019 *(continued)*

Head of Strategic Support

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Stephen Chard / Charlene Hurd / Jessica Bailiss on (01635) 519462/519695/503124

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Further information and Minutes are also available on the Council's website at www.westberks.gov.uk

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If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



West Berkshire
C O U N C I L

EASTERN AREA PLANNING COMMITTEE ON 10TH APRIL 2019

UPDATE REPORT

Item No: (1) **Application No:** 19/00221/FULD **Page No.** 23-45
Site: Glenvale Nursery, Hungerford Lane, Bradfield Southend

Planning Officer Presenting: Sarah Melton

Member Presenting: N/A

Parish Representative speaking: Cllr John Brims
Cllr Barry Dickens

Objector(s) speaking: Mr Jim Forrester

Supporter(s) speaking: Helen and Duncan Varley

Applicant/Agent speaking: Joe Atkinson

Ward Member(s): Cllr Graham Pask
Cllr Quentin Webb

Update information:

Letters of objections

Two further representations have been received objecting to the proposal scheme. The matters raised in these representations are addressed in the main report.

Letter of support

A further representation has been received expressing support for the proposal scheme has been submitted. The matters raised in this representation are addressed in the main report.

The applicant has made a further representation regarding the measurements of surrounding properties:

Footprint

front elevation

<i>Swallows rest</i>	<i>89sq m</i>	<i>14m</i>
<i>Bird Cage</i>	<i>166sq m</i>	<i>17m</i>

Both of these properties have been extended and the location plan has obviously not been updated.

As far as the Officer can ascertain at this stage these measurements are accurate. However, this does not alter the report conclusions or the recommended reasons for refusal. The impact and design of the proposed development must be viewed in the context of the site and surrounding area.

Measurements requested at site visit

Following comments from Members on the Committee site visit, further information regarding measurements are provided below:

- Oak Lodge ridge height – 7.2m
- Oak Lodge chimney height – 8.3m
- Existing garage height – 5.4m

- Proposed dwelling ridge height – 7.3m
- Proposed dwelling chimney height – 8.1m
- Proposed dwelling single storey element height – 3.8m

- The distance between the fence running adjacent to the PROW and the east elevation of the proposed dwellings is 2.9m.

Intensification of premises

Following the initial Committee Report, the applicant has confirmed that existing buildings within the blue line will be retained. The existing use of these buildings are of a mixed use as per the certificate of lawfulness. In light of this clarification, there would be an intensification of uses across the wider Glenvale Nurseries premises. Insufficient information has been submitted to demonstrate that this intensification would not harm local amenity, and so an additional reasons for refusal is recommended.

Updated recommendation

The recommendation remains to refuse planning permission for the reasons given in the agenda report, with reason 2 amended, and reason 3 added, as follows:

Refusal reason 2 (character and appearance) – amended

The application site is located within the North Wessex Downs AONB, a statutory designation under the Countryside and Rights of Way Act 2000. Section 82 confirms that the primary purpose of the AONB designation is conserving and enhancing the natural beauty of the area. The Countryside and Rights of Way Act 2000 places a general duty on Local Planning Authorities to have regard to the objectives of conserving and enhancing the natural beauty of the AONB. The NPPF states that great weight should be given to conserving landscape and scenic beauty in the AONB, which has the highest status of protection in relation to landscape and scenic beauty.

The design of the new dwelling has been assessed against Policy C1: Location of new housing in the countryside and Policy C3: Design of Housing in the Countryside of the Housing Site Allocations Development Plan Document (2017). Owing to its large size, siting and design, the proposed dwelling would result in a detrimental and harmful visual impact upon the character and appearance of the area, and the landscape character of the AONB area which is sensitive to change. This assessment is based on the existing pattern of residential development on the site and the wider area. It can be seen on the submitted plans that the proposed dwelling would have a larger footprint than the existing adjacent dwelling. Additionally, with the retention of the existing structures to the rear of the site (outside the red line), the proposal would result in additional built form in this sensitive location. The application therefore conflicts with the National Planning Framework, the North Wessex Downs AONB Management Plan 2014-19, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006 - 2026, Policies C1 and C3 of the West Berkshire Council Housing Site Allocations Development Plan Document 2006-2026 and the Quality Design SPD (2006).

Refusal reason 3 (intensification) – additional

The application site includes the majority of the existing Glenvale Nurseries premises, but excludes a strip of land to the rear (enclosed by the blue line on the Local Plan). It has been confirmed that it is intended to retain the existing structures on this land outside the application site. Accordingly, there would be an intensification of uses on the wider Glenvale Nurseries premises: increasing from one dwelling associated to the existing business, to include an additional substantive dwelling alongside the existing dwelling and residual mixed-use business on the land outside the application site. This would result in an unacceptable level of intensification across the wider premises. It has not been demonstrated that the continuation of existing lawful use on the residual land in addition to the proposed development, on a highly constrained site and within close proximity of three dwellings, would have an acceptable impact on local amenity such as in terms of noise and disturbance, access and parking for customers and deliveries. The application is therefore contrary to the National Planning Policy Framework, Policies ADPP1, ADPP5, CS9, CS10, CS13, CS14, CS19 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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EASTERN AREA PLANNING COMMITTEE ON 10TH APRIL 2019

UPDATE REPORT

Item No: (2) **Application No:** 18/03268/FULD **Page No.** 47-65
Site: Clairewood, Hampstead Norreys Road, Hermitage

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Phil Stride

Supporter(s) speaking: N/A

Applicant/Agent speaking: Roger Scully

Ward Members: Cllr Graham Pask
Cllr Quentin Webb

Update Information:

Hermitage Parish Council's response to the amended plans

Hermitage Parish Council objects to the above application for the reasons set out below.

1. This is an overambitious development which would be better suited to one large house or two smaller ones.
2. The design is out of keeping of the immediate neighbourhood. The Village Design Statement discourages the building of three storey dwellings as out of keeping with the general neighbourhood.
3. The 2 semi-detached, 3 storey properties will be higher than both of the two storey neighbouring houses. They do not harmonise with the existing spacious layout in this part of the village and therefore constitute overdevelopment.
4. For the size of house and number of bedrooms, plot 1 has less than desirable garden space, because of the canopy of the oak tree.
5. Parking provision and highways safety: in total these two houses will provide 8 or

more bedrooms. The maximum number of car parking spaces is 6, the same as for the existing 3-bedroom house. This is insufficient for the possible number of residents and does not allow for visitor parking, forcing visitors to park on the road at a long bend so traffic will not be able to see to pass without pulling into the lane of oncoming traffic.

6. The window on the first floor in the ensuite bathroom should be non-opening as well as obscured glass.
7. HPC would like to see full protection of the TPO oak tree.

If West Berkshire Council is minded to approve this development HPC requests that the traffic management arrangements include no parking on the B4009 at any time and no deliveries during the school run times and school bus journey times, namely 8.30 – 9.15 am and 3.00 – 3.45 pm.

Representation letters

Since the submission of the Case Officer's report a further two objections have been received to the amended plans. Both letters consider that the amendments still do not address the letters of objection to the original design.

Information requested at the Committee site visit

Differences in height between proposal and neighbouring properties:

- Freewood House: the ridge line will be approximately 0.8 metres higher,
- Oakville: the ridge line will be approximately 1.5 metres higher.

The proposed roof lights will be approximately 2 metres above the finished floor levels (to cill height).

Additional information from the Highway Officer

No recorded accidents in the vicinity of this site/access in the last 5 years

The WBC parking standards take into account visitor parking and so the Highways Authority would not request a greater provision.

Recommendation

Unchanged.