

Supplemental Items for Western Area Planning Committee

Wednesday, 24th July, 2019 at 6.30 pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- (1) **Application No. and Parish: 18/02575/HOUSE - The Gardeners Cottage, Tydehams, Newbury** 3 - 4

Proposal:	Demolition of existing outbuildings and garage, new extension linking to house comprising double garage, store and family room with bedrooms above and attic den.
Location:	The Gardeners Cottage, Tydehams, Newbury
Applicant:	Mr and Mrs Arnold
Recommendation:	The Head of Development and Planning be authorise to grant planning permission

Andy Day
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 Jenny Legge / Rachel Craggs / Jo Reeves on (01635) 503043/519441/519486

e-mail: jenny.legge@westberks.gov.uk / rachel.craggs@westberks.gov.uk / jo.reeves@westberks.gov.uk

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

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Supplemental Items

Western Area Planning Committee to be held on Wednesday, 24 July 2019 *(continued)*

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



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WESTERN AREA PLANNING COMMITTEE ON 24TH JULY 2019

UPDATE REPORT

Item No: (1) **Application No:** 18/02575/HOUSE **Page No.** 35 - 48
Site: The Gardeners Cottage, Tydenhams, Newbury

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: Councillor Gary Norman

Objector(s) speaking: Paul Donald
Francis Clayton

Supporter(s) speaking: Mrs H Donald

Applicant/Agent speaking: Mr Arnold (Applicant)

Ward Member(s): Councillor Abbs
Councillor Marsh
Councillor Vickers

Update Information:

One additional letter of representation received from a local resident in support of the application. Matter raised: that the extension is in keeping with other properties in the area.

Representation received from agent with regard to paragraph 8.3 in the officer report. Matter raised: that the amended plans fully integrated the extension with the main dwelling (rather than the original smaller link between the original and proposed extension).

Attached document presented by local objector.

DC



CURRENT

The current aspect at the entrance to Brockwell House is a tree lined vista with minimal building impact as the current garages are single storey. Should planning be approved, the vista would be replaced with a c. 48 square metre featureless brick wall which would be the eastern aspect of the proposed extension. Additionally, there would be an additional 3 metre roof as the extension would be the same height as the current Gardeners Cottage.

This construct would significantly reduce sunlight for Brockwell House, would completely destroy the woodland aspect which is the predominant feature of Tydehams and result in a continuous wall of brick buildings with no break.

Contrary to the comments made by the applicants this morning, I saw the drawings only 5 days before the Town council review and immediately raised the issue of site line, requesting that the extension be moved several metres to the south as there is ample unused garden space available adjacent to the current building and, by doing this, minimize the impact on Brockwell House and the overall aspect. The response by text 24 hours prior to the Town Council review was to adjust by one metre and the applicants were unavailable to discuss. Therefore, I had no option but object.

Myself and the other neighbours that objected, have no general objection to an extension, but request that it is considered and proportionate which is also an issue raised in the CSE officers report.



PROPOSED