

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 21st March, 2012 at 6.30 pm
in Calcot Centre, Highview (off Royal Avenue), Calcot

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Monday, 12 March 2012

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact Stephen Chard - Tel: (01635) 519462 - Email: schard@westberks.gov.uk or .

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



West Berkshire
COUNCIL

Agenda - Eastern Area Planning Committee to be held on Wednesday, 21 March 2012
(continued)

To: Councillors Peter Argyle, Pamela Bale, Brian Bedwell (Vice-Chairman), Richard Crumly, Alan Law, Royce Longton, Alan Macro, Geoff Mayes, Tim Metcalfe, Irene Neill, Graham Pask (Chairman) and Quentin Webb

Substitutes: Councillors Jeff Brooks, Roger Croft, Sheila Ellison, Manohar Gopal, Tony Linden, Mollie Lock, David Rendel and Keith Woodhams

Agenda

Part I

		Page No.
(2)	Application Nos. 11/02395/HOUSE & 11/02396/LBC2 - Bryar Cottage, North Street, Theale Proposal: (a) Application No. 11/02395/HOUSE (b) Application No. 11/02396/LBC2 New detached garage and office to the rear alongside house. Location: Bryar Cottage, North Street, Theale, Reading Applicant: Mr Simon Hynes Recommendation: (a) To delegate to the Head of Planning and Countryside to grant Planning Permission. (b) To delegate to the Head of Planning and Countryside to grant Listed Building Consent	1 - 4
(3)	Application No. & Parish: 11/02739/HOUSE - The Chestnuts, Flowers Hill, Pangbourne Proposal: Two front elevation dormers, entrance door porch, single storey rear bay window extension and construction of front boundary wall with entrance gates. Location: The Chestnuts, Flowers Hill, Pangbourne, Reading Applicant: Mr Said Marie Recommendation: That the Head of Planning and Countryside be authorised to grant Planning Permission.	5 - 6



West Berkshire
C O U N C I L

Agenda - Eastern Area Planning Committee to be held on Wednesday, 21 March 2012
(continued)

(4) **Application No. & Parish: 11/02602/FULD - Former Applecroft, Bethesda Street, Upper Basildon** 7 - 8

Proposal: Erection of a detached house on plot 1.
Location: Former Applecroft, Bethesda Street, Upper Basildon, Reading
Applicant: Mr and Mrs S Munson
Recommendation: To delegate to the Head of Planning and Countryside to grant Planning Permission subject to conditions and completion of a Legal Agreement no later than the 30th March 2012.

OR in the absence of a completed Legal Agreement by the 30th March 2012 to delegate to the Head of Planning and Countryside to refuse Planning Permission for the failure of the applicant to mitigate the impact of the development.

Background Papers

- (a) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (b) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (c) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (d) The Human Rights Act.

Andy Day
Head of Policy and Communication

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If you require this information in a different format, such as audio tape, or in another language, please ask an English speaker to contact Moira Fraser on telephone (01635) 519045, who will be able to help.



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Agenda Item 4.(2)

EASTERN AREA PLANNING COMMITTEE ON 21ST MARCH 2012

UPDATE REPORT

Item No:	(2A & 2B)	Application No:	11/02395/HOUSE and 11/02396/LBC2	Page No.
				35 & 47

Site: Bryar Cottage, North Street, Theale

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: Mr Barry Morris

Objector(s) speaking: Jake Brown
Bernadette Rowan

Supporter(s) speaking: Mr Alston

Applicant/Agent speaking: Simon Hynes
Lisa Witham

Ward Members: Councillor Keith Chopping

Update Information:

1.0 REPRESENTATIONS

1.1 Since the committee report was written a further objection was received to each the householder and the listed building consent application. The objector did not consider the amendments to overcome the issues regarding loss of daylight and overbearing impact, and the impact upon the listed building. Therefore, the objection still remains. The amendments have been discussed in the main committee report, and therefore the issues raised have been assessed.

2.0 PREVIOUS REFUSALS

2.1 Following a query at the committee site visit the previous reasons for refusal are outlined below.

2.2 Previous householder application 10/01296/HOUSE was refused for the following reasons:

1. The outbuilding, by virtue of its design, height, bulk and massing, and inappropriate materials would create an overly dominant and prominent feature, which would not be subservient to the host dwelling. The site represents an important open gap in the street scene, which contributes positively to

the varied built form of the village. The outbuilding would fill this gap to the detriment of the street scene and therefore the character of the area. The proposal therefore fails to comply with PPS1, PPS7, Policies OVS2 and ENV24 (c) of the West Berkshire Local Plan 1991-2006 Saved Policies 2007, and the guidance contained within the SPG on 'Replacement Dwellings and Extensions to Dwellings in the Countryside' as the development, when taken with the existing dwelling, would have a materially greater impact on the rural character of the area.

2. The outbuilding, by virtue of its design, height, bulk and massing, and inappropriate materials, would have an adverse impact upon the setting of the Listed Building (Bryar Cottage). The filling of the gap between the dwelling and boundary would also have a negative impact upon the setting of the Listed Building. The proposal therefore fails to comply with PPS5, and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

3. The outbuilding would have a significantly adverse impact upon neighbouring amenity. 'Sheldon' has small side windows, already providing limited light into the property. As the site is located south of 'Sheldon' the outbuilding would impede upon the level of light entering 'Sheldon' to a significant extent. Furthermore, due to the height and close proximity to the boundary, the outbuilding would have an overbearing impact on 'Sheldon'. Therefore, the proposal fails to comply with PPS1, Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the guidance contained within West Berkshire Council's SPG 'House Extensions'.

The previous application for Listed Building Consent 10/01297/LBC2 was refused for the following reasons:

1. The Grade II listed building is regarded as a designated heritage asset as defined by PPS5. PPS5 gives a presumption in favour of conserving the significance of such assets. The outbuilding, by virtue of its height, bulk, massing, design and materials is not considered to be sympathetic to the setting of or the character and appearance of the Listed Building. Furthermore, the gap between the dwelling and the side boundary is considered an important space in the street scene, contributing positively to the setting of the Listed Building. The outbuilding would fill this gap, thereby adversely affecting the setting of the Listed Building. The proposal would therefore fail to conserve the special nature of the Listed Building and does not comply with Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007, PPS1 and PPS5.

Such previous refusals are important material considerations, although each application should be determined on its own merits. As outlined in the report the changes to the design, height, bulk and materials are now considered, on balance, to overcome the previous concerns.

3.0 FURTHER DETAILS

3.1 Following the committee site visit the eaves of Bryar Cottage are 3.4m above ground level, with the ridge height of the roof closest to the outbuilding at 6.3m. The highest point of the roof is 7.5m over the gable fronted section on the right hand side of the house.

3.2 The agent has clarified that in the position where the building is proposed a concrete hardstanding exists 150mm above the ground level. This hardstanding will be removed and the garage slab will be at the level of the driveway. The eaves height of the garage will be as the drawings and at the same height of the fence. The slab level of the office to the rear will be higher, as shown on the drawings. The agent does recognise that it can be difficult to survey adjacent properties where access is not always available, but is confident that the eaves height of both Bryar Cottage and Sheldon are at the correct level, as both were surveyed.

3.3 In terms of the 45° splay from the upper rear window of Sheldon the SPG on house extensions (section 5) states that the 45 degree line should be taken from the middle of ground floor windows of habitable rooms. Due to the height of the outbuilding, particularly the rear section, and the orientation of the rear of Sheldon to face the east, it is not considered that the outbuilding would adversely affect light entering the upper windows of neighbouring Sheldon.

3.4 Although now expired, part of the planning history relates to a 1996 permission for a relatively similar sized outbuilding (reference 148811). The side windows were present at Sheldon at this time. Such a permission has limited weight as a material consideration, as firstly it has expired, and secondly planning policies have changed since the time of this permission. Both Supplementary Planning Guidance notes on 'house extensions' and 'replacement dwellings and extensions to dwellings in the countryside' have been published since this permission. However, Local Plan Policy OVS2 has not changed, neither has the BRE report 'site layout and planning for daylight and sunlight', published in 1991. It is not clear if such a document was used in the assessment of permission 148811.

4.0 RECOMMENDATION

4.1 The recommendation remains unchanged.

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Agenda Item 4.(3)

EASTERN AREA PLANNING COMMITTEE ON 21ST MARCH 2012

UPDATE REPORT

Item No: (3) Application No: 11/02379/HOUSE Page No. 55

Site: Chestnuts, Flowers Hill, Pangbourne RG8 7BD

Planning Officer Simon Till
Presenting:

Member Presenting:

Parish Representative Mrs E White
speaking:

Objector(s) speaking: Maurus Rimmer
Mr J D Dutson

Support(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Bale

Update Information:

1.1 Drainage Team Officer Response

After reviewing the above application, as the proposals do not affect the existing surface water drainage, I have no objections to this application on Land Drainage or SuDS issues.

I would suggest however that should the application be given permission, that when the wall is built, careful attention is given to the location of the existing private surface water soakaway in relation to the footings for the wall and that the soakaway cover is raised to prevent it being buried in the verge over time.

Recommended Informative

Careful attention should be paid to the location of the existing private surface water soakaway in relation to the footings of the wall and the soakaway cover should be raised to prevent it from being buried in the verge over time.

2.1 Means of enclosure previously approved under planning permission 00/00152/FUL for the replacement dwelling now on site

The Council's records indicate that the plans originally approved with permission 00/00152/FUL for the replacement dwelling do not indicate means of enclosure to the forward elevation of The Chestnuts. Correspondence from the Planning Officer dated 01 March 2004 indicates that the applicant sought an amended scheme for the provision of a pier wall with intervening iron railings alongside the boundary with Flowers Hill. However, the Council's record does not indicate whether this amendment was accepted.

Agenda Item 4.(4)

EASTERN AREA PLANNING COMMITTEE ON 21ST MARCH 2012

UPDATE REPORT

Item No: (4) Application No: 11/02602/FULD Page No. 65

Site:

Planning Officer **Dave Pearson**
Presenting:

Member Presenting:

**Parish Representative
speaking:** N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Nicola Taplin

Ward Members: Councillor Alan Law

Update information:

No updates to report

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