

Item No	Application No. and Parish	8/13 Week Date	Proposal, Location and Applicant
(3)	11/02739/HOUSE Pangbourne Parish Council	16 February 2012	<p>Two front elevation dormers, entrance door porch, single storey rear bay window extension and construction of front boundary wall with entrance gates.</p> <p>The Chestnuts, Flowers Hill, Pangbourne, Reading</p> <p>Mr Said Marie</p>

Recommendation Summary: **That the Head of Planning and Countryside be authorised to GRANT planning permission.**

Ward Member: Cllr. Pamela Bale

Reason for Committee determination: Called in by Cllr. Pamela Bale for Members to visit the site and review the impact of the application.

Committee Site Visit:

Contact Officer Details

Name:	Simon Till
Job Title:	Planning Officer
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1. Site History

00/00152/FUL: Demolition of bungalow and erection of new house. Approved 20/12/2001.

02/01701/OUT: Replacement of dwellinghouse with two dwellings. Refused 27/11/2001.

2. Publicity of Application

Site Notice expired on 22 February 2012.

3. Consultations and Representations

Pangbourne Parish Council: The Parish Council has no objections to the proposed alterations to the main dwelling. However, it has raised objections regarding the proposed wall: That the wall is out of keeping with the houses in Flowers Hill; that it may interfere with a soakaway constructed during recent works to resurface Flowers Hill, and that covenants may exist to prevent the erection of forward boundary treatments. The Parish goes on to request that the Council's Tree Officer must ensure the protection of the trees subject to a Tree Preservation Order in the vicinity of the wall.

Highways: The location of the new wall follows the same line as the existing wall on the property boundary. Therefore the Highways Officer has raised no objection to the proposed works subject to conditions requiring that the proposed gates are to open inwards away from Flowers Hill. The Council's Drainage Team have been consulted regarding the potential impact of the proposed wall on the soakaway on Flowers Hill, but have not issued a response as at 06 March 2012.

Tree Officer: The Council's Tree Officer considers the impact on trees to be a major constraint to the proposed works in respect of the erection of a wall to the front of The Chestnuts. However, having reviewed the tree report submitted with the application he is satisfied that subject to conditions requiring the provision of tree protection and an arboricultural watching brief prior to the commencement of all works on site that a sufficient level of protection can be achieved in order to prevent damage to the existing trees, and has therefore not raised an objection.

Conservation Officer:	The Council's Conservation Officer has noted that a listed milestone lies adjacent to the site and the highway, but raises no objections to any of the proposed works.
Correspondence:	Six letters of objection have been received as at 06 March 2012. These raise matters of objection to the proposed brick wall, including that the wall is out of keeping with the character of the area, that it is in a visually prominent location on the corner of Flowers Hill, that it does not match the means of enclosure used for other properties in this part of Flowers Hill, that it may interfere with the operation of a recently constructed soakaway and that a covenant may exist on the land preventing the erection of means of enclosure to the front elevation adjacent to Flowers Hill.

4. Policy Considerations

Planning Policy Statement 1: Delivering Sustainable Development (PPS.1);

Planning Policy Statement 5: Planning For the Historic Environment (PPS.5);

The South East Plan Regional Spatial Strategy for the South East of England 2009 (South East Plan) Policy C3: Areas of Outstanding Natural Beauty;

West Berkshire District Local Plan 1991-2006 (Saved Policies 2007): Policies OVS.1, OVS.2.

5. Description of development

5.1 The Chestnuts is a large detached dwelling of recent construction. The site is a sizeable residential plot located on the corner of Tidmarsh Road and Flowers Hill, an area of mixed size and character detached residential dwellings.

5.2 A listed milestone lies close to the site to the north east corner adjacent to the road.

5.3 An unattractive cement block wall has been erected to the eastern boundary of the site, which the application proposes to demolish and replace.

5.4 The application proposes the addition of dormer windows to the roof of The Chestnuts, a bay window extension to the rear, and the erection of a new brick wall to the front and side of the property with an iron gate at the access

to Flowers Hill. Works are also proposed to alter the appearance of the porch to the front and to remove an external stair to the rear of the attached garage.

5.5 In response to a request from the Planning Officer to alter the plans for the proposed wall the Agent submitted amended plans received on 20 February 2012 that reduce the wall height to 1.8 metres and alter the gate to a wrought iron gate.

Consideration of the Proposal

The main issues to consider are:

- 6.1 The principle of development;
- 6.2 Design and the impact on the character of the area;
- 6.3 Impact on neighbouring amenity;
- 6.4 Impact on the highway;
- 6.5 Impact on protected trees;
- 6.6 Impact on the listed milestone.

6.1 Principle of the development:

6.1.1 The application site lies within the defined settlement boundary of Pangbourne and within the North Wessex Downs Area of Outstanding Natural Beauty. The principle of development is therefore considered against Planning Policy Statement 1 (PPS.1), Policy C3 of the South East Plan Regional Spatial Strategy for the South East of England 2009 (South East Plan) and Policy OVS.2 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007 (WBDCLP).

6.1.2 A listed milestone is situated directly to the north east of the application site, adjacent to the highway. Therefore the principle of development is also considered against PPS.5, Planning for the Historic Environment.

6.2 Design and the impact on the character of the area:

6.2.1 The proposed dormer windows are characteristic of those used in many larger dwellings to create additional illumination to rooms the upper storeys. They are considered to be of a complimentary design to the roof slopes of the main dwelling. They are well separated from properties to the north and west and are not considered to cause any additional loss of privacy due to overlooking to these neighbouring properties.

6.2.2 The bay extension to the rear is a low key addition that is considered to be in keeping with the rest of the dwelling, and to have no significant impact on the surrounding properties. The removal of the adjacent external stair, which is accompanied by minor alterations to the internal floor plan, is considered to be an improvement on the scheme. Additionally the minor works to be undertaken to the porch are considered to be complimentary and therefore not problematic.

6.2.3 The proposed brick wall to be sited in a visually prominent location in the AONB has been subject of several objections. The site lies to the south, on the corner where Flowers Hill joins the Tidmarsh Road.

6.2.4 Initially the agent submitted plans for a 2.2 metre wall with wooden gates onto Flowers Hill. However, following correspondence with the Planning Officer in respect of objections to the scheme, the Agent submitted plans reducing the height of the wall to 1.8 metres and amending the proposed gate to a wrought iron gate in order to mirror the style of the iron railings used in enclosures on the northern side of Flowers Hill.

6.2.5 It is noted that the immediately surrounding area along Flowers Hill has a character of soft, green, frontages with ample plantings of shrubs and trees other properties generally do not have hard edged, solid, means of enclosure, and that the proposed wall introduces an additional element of urban character onto the site. However, as the site lies within the settlement boundary of Pangbourne, and the proposed wall is of a good quality of design, on balance it is not considered that the proposed wall would have a sufficiently visually intrusive or harmful impact on the character of the area or the surrounding AONB to merit the refusal of this application.

6.2.6. Further considerations taken into account have been recent appeal decisions relating to walls of a similar nature, particularly the appeal allowed in relation to application 11/00129/HOUSE at Avenham, Bere Court Road, and the height and nature of boundary walls and gates that could be erected as permitted development under the General Permitted Development Order.

6.3 Impact on neighbouring amenity

6.3.1 The proposed windows are situated some distance from the adjacent properties to the south and west and on elevations that already contain a number of other windows. Therefore there is not considered to be any loss of privacy entailed by these works. The erection of the wall is not considered to cause overshadowing. The minor alterations to the porch, the bay extension and the removal of the external stair to the rear are not considered to have any significant impact on neighbours to the site. Therefore the impact on the amenity of the residents of neighbouring properties is deemed to be acceptable.

6.4 Impact on the highway

6.4.1 The proposed works will not affect parking and turning arrangements at the site, and the proposed wall is located at the top of a bank with good separation from the highway, so is not considered to have any adverse effect on visibility.

6.4.2 The Highways Officer has stipulated that in respect of the proposed gates a condition should require that these are to open inwards, in order to prevent the obstruction of Flowers Hill.

6.4.3 The Council's Highways Officer has referred the Parish Council's concerns regarding the impact that the erection of the proposed wall may have on the operation of the soakaway on Flowers Hill to the Drainage Team, who have not returned any comments as at 06 March 2012.

6.5 Impact on protected trees

6.5.1 The Council's Tree Officer has raised concerns regarding the health of trees subject to a Tree Preservation Order to the north of the site

6.5.2 The Tree Officer has recommended that if approved this matter be addressed by conditions requiring implementation of a scheme of tree protection and an arboricultural watching brief to supervise works to trees on the site.

6.6 Impact on the listed milestone

6.6.1 The Council's Conservation Officer has concluded that the alterations proposed would have no significant or detrimental impact on the listed milestone adjacent to the site.

6.7 Other Matters

6.7.1 It is noted that the Parish Council and an objector have raised the matter of a covenant that may exist on the land to prevent or restrict the erection of means of enclosure to the front elevation of properties on the southern side of Flowers Hill. However, as this is a matter of law that falls outside of being a material planning consideration this does not form part of the consideration of this application.

7. Conclusion

The proposals for dormer windows, alterations to the porch, removal of the external stair and a bay window extension are considered to be acceptable modest alterations to the existing dwelling. It is acknowledged that the proposed wall is situated in a visually prominent location and will impact on the character of this part of Flowers Hill and that it has raised a number of adverse comments from the Parish Council and objectors. Nonetheless, on balance, taking into account all the material considerations outlined in the report, it is not considered that the visual impact of this wall would be sufficiently intrusive or detrimental to the residential character of the local area, or to the wider AONB to merit refusal of this application, particularly when considered against what could be erected as permitted development.

8. Full Recommendation

That the Head of Planning and Countryside be authorised to **GRANT** planning permission subject to the following conditions:

1. The development shall be started within three years from the date of this permission and implemented strictly in accordance with the approved plans.

Reason: To enable the Local Planning Authority to review the desirability of the development against PPS.1, PPS.5, Policy C3 of the South East Plan and Policies OVS.1 and OVS.2 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007 should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing titles 6189:11:2, 6189:11:3, the Arboricultural Implications Report and application form received 22 December 2011 and the amended drawing number 6189:11:1 rev. A received 20 February 2012.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against PPS.1, PPS.5, Policy C3 of the South East Plan and Policies OVS.1 and OVS.2 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007.

3. No works shall commence, including site clearance, until the tree protective fencing has been erected on the site in accordance with the scheme identified on the approved plan number TPP01/thechestnuts and the report reference dciamss1/e/thechestnuts dated 14 December 2011. No excavation, storage of materials or machinery, parking or fires shall take place within the fenced area. The tree protective fencing shall remain in place throughout the course of development.

Reason: To retain the character of the surrounding area and Area of Outstanding Natural Beauty and to enhance the character of the development by the retention of the existing trees and natural features during the construction phase in accordance with PPS.1, Policy C3 of the South East Plan 2009 and Policy OVS.2 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007.

4. No development including site clearance shall take place until the applicant has submitted and had approved by the Local Planning Authority a scheme of site monitoring in the form of a discharge of conditions application made for this purpose. This scheme shall secure the implementation of an arboricultural watching brief to monitor works throughout the course of development.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of Policy C3 of the South East Plan 2009 and policy OVS2 of The West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007.

5. No development shall commence on site until samples and a schedule of the materials to be used in the construction of the wall and extensions hereby approved have been made available for the planning officer to view on

site and approved in writing by the Local Planning Authority in the form of a Discharge of Conditions application made for this purpose. This condition shall apply irrespective of any indications as to the details of materials that may have been submitted with the application. Thereafter the materials used in the development shall be in accordance with the approved samples and schedule of materials.

Reason: In the interests of visual amenity in accordance with PPS.1, PPS.5, Policy C3 of the South East Plan 2009 and Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007.

6. The automated wrought iron gates hereby approved shall be fitted in such a manner as to open away from Flowers Hill and into the site at all times.

Reason: To avoid the obstruction of the private road, in the interests of the safety of road users, in accordance with the aims of Policy OVS.2 of the West Berkshire District Council Local Plan 1991-2006 Saved Policies 2007.