

Item No	Application No. and Parish	Proposal, Location and Applicant
(2B)	11/02396/LBC2 Englefield	New detached garage and office to the rear alongside house Bryar Cottage, North Street, Theale, Reading. Mr Simon Hynes

Recommendation Summary: To **DELEGATE** to the Head of Planning and Countryside to **GRANT LISTED BUILDING CONSENT**.

Ward Members: Councillor Keith Chopping

Reason for Committee determination: As associated application 11/02395/HOUSE received more than 10 letters of objection, in the interest of consistency the application for Listed Building Consent should also be heard at committee.

Committee Site Visit: 15th March 2012

Contact Officer Details

Name:	Cheryl Willett
Job Title:	Senior Planning Officer
Tel No:	(01635) 519111
E-mail Address:	cwillett@westberks.gov.uk

1. Site History

05/00255/HOUSE: Retrospective application for front fence and gates. Approved 22.03.2005.

05/00987/HOUSE: Retrospective application for fences to listed building. Approved 17.06.2005.

05/01428/LBC: General repairs and minor alterations. Approved 12.08.2005.

06/00655/LBC: Reconstructing thatched roof on new timbers (pitched roof) and ancillary repairs. Approved 12.05.2006.

06/00659/HOUSE: Structural repairs and re-roofing following damage by fire. Approved 12.05.2006.

09/02439/HOUSE: Proposed linked oak framed building. Withdrawn 05.02.2010.

09/02597/LBC: Proposed linked oak framed building. Withdrawn 05.02.2010.

10/01296/HOUSE: Proposed linked oak framed outbuilding. Refused 31.08.2010.

10/01297/LBC2: Proposed linked oak framed outbuilding. Refused 31.08.2010.

11/00845/LBC2: Retrospective alterations to windows. Approved 21.09.2011.

11/02395/HOUSE: New detached garage and office to rear alongside house. Pending consideration.

2. Publicity of Application

Site Notice Expired: 27th December 2011

3. Consultations and Representations

Parish Council No comments received.

Conservation Officer On balance, the reduction on height and mass over and above the previous schemes, coupled with the set back from the front of the site, reduces the impact of the new building on the setting of the listed building, and street scene. Therefore, the proposals are considered, on balance, to address previously raised concerns in physical building terms of impact on the listed building, its setting, and the street scene generally.

The Statement of Significance is considered acceptable since the direct impact of the proposed building on the significance of the listed building itself is limited.

Comments on amended plans: The set back of the garage/office building is noted. No other comments raised.

3 letters of objection received to the original consultation, with a further 9 letters of objection received to the amended plans.

Many of these objections relate to issues dealt with under associated planning application 11/02395/HOUSE and are not material considerations in respect of this application for listed building consent.

- Discrepancy in plans, resulting in misleading view of overall size;
- Require section plan to determine if second floor is proposed;
- Current proposal is of greater depth and closer to road than previously refused scheme;
- Lower in height, though the appearance has changed very little from previously refused scheme;
- Lack of Statement of Significance;
- Outbuilding of such a size would lead to less separation between buildings and result in harm to the street scene;
- Concern that outbuilding represents a disproportionate addition, which emphasises that the size is inappropriate in this rural setting. No material considerations which render such a size acceptable;
- Urbanising effect on area. Building taller than the eaves of the host property;
- Fundamentally the current proposal has not overcome the previous reasons for refusal;
- Design does not relate well to host dwelling, particularly the half-hip, as was discussed in the previous refusal;
- Adverse impact upon setting of Listed Building due to its size, and filling of gap;
- Considered to reduce the significance of the Listed Building through damaging the setting;
- Does little to enhance local distinctiveness as it is a standard design;
- Adverse impact on neighbour to north (Sheldon), through loss of light, loss of outlook and outbuilding would have a severe overbearing impact;
- Windows and doors in side elevation of Sheldon provide only source of light, and already does not receive a great amount of light;
- Overbearing and overshadowing to rear garden of Sheldon;
- Case law supports refusal due to loss of light and loss of outlook;
- Proposal would mean greater reliance on artificial light;
- Concern that the block plan incorrectly shows neighbouring Sheldon;
- Size tantamount to new dwelling.

- In terms of the amendments no new issues to the above comments have been raised;
- The objectors realise that the amendments aid in reducing impact though concerns are still raised with loss of light, overbearing, impact on listed building and impact upon street scene;
- Specifically, by moving the outbuilding back a further two metres would still harm the rear most windows and well-used garden area directly outside the kitchen of Sheldon;
- The extent to which the shadow of Bryar Cottage would give is minimal due to the distance;
- Setting back does not reduce the massing. To grant permission would be inconsistent with the previous decision;
- Floor space of 56sqm compared to floor area of Sheldon of 52sqm, which demonstrates the large size of the building when considering the street scene;
- History of extensions of Sheldon resulting in their side windows is irrelevant.

4. Policy Considerations

Planning Policy Statement 1 – Delivering Sustainable Development

Planning Policy Statement 5 – Planning and the Historic Environment

South East Plan Regional Spatial Strategy for South East England 2009 – Policy BE6

West Berkshire District Local Plan 1991-2006 Saved Policies 2007 – Policies OVS2, ENV24

West Berkshire Council Supplementary Planning Guidance – House Extensions

West Berkshire Council Supplementary Planning Guidance – Replacement Dwellings and Extensions to Dwellings in the Countryside

5. Description of Development

5.1 This application seeks planning permission for the erection of a detached double garage with the office to the rear, located to the side of the host dwelling, Bryar Cottage, a Grade II Listed Building. The garage section of the outbuilding would be 4.4m to the ridge and 1.7m to the eaves, 6m in width and 6m in depth. The office to the rear will be connected to the garage, and would be 3.7m to the ridge and 1.7m to the eaves, 4.6m in width and 4.3m in depth. The entire length of the outbuilding would be 10.3m. The position of the outbuilding has been amended and is now set back from the front boundary by 12m. The scheme as originally submitted included a set back of 10m.

6. Consideration of the Proposal

The main considerations of the proposal is;

6.1. Impact upon setting of Listed Building

6.1. Impact upon Listed Building

- 6.1.1 The proposed outbuilding would be located to the side of Bryar Cottage, which is Grade II Listed. PPS5 aims to conserve the historic environment and its heritage assets.
- 6.1.2 In accordance with PPS5 a Statement of Historical Significance has been submitted. As the outbuilding would impact upon the setting and not the fabric of the Listed Building the statement is only required to be proportionate to the scheme and sufficient to understand the potential impact of a proposal on the significance of the heritage asset. Although short, the statement provided does indicate that the proposed garage will be separate from the listed building and will not therefore have a direct impact on it. The Conservation Officer is satisfied with the level of detail in this Statement.
- 6.1.3 In terms of the setting of the Listed Building, policies HE7 and HE10 of PPS5 encourages local planning authorities to treat favourably applications that preserve those elements of the setting that make a positive contribution to the asset. As highlighted in the case officer's report for the previously refused applications (10/01296/HOUSE and 10/01297/LBC2) the gap at the side of Bryar Cottage does make a positive contribution to setting of the Listed Building.
- 6.1.4 The main and fundamental difference between the previously refused scheme and the current scheme is the overall size and bulk. The link between the outbuilding and house has been removed since the previous application. Although the outbuilding is longer than the previous scheme, the overall height has been reduced, and building has been staggered so that the office section is reduced in height and width. It is no longer a two storey building. The Conservation Officer, in assessing the current proposal considers that, on balance, the separation of the outbuilding from Bryar Cottage, the reduction in height and mass, and set back into the site reduces the impact of the building on the setting of the Listed Building. The outbuilding is no longer a dominating feature, which was raised as a concern in the previous refusal. The additional set back of two metres from the originally submitted scheme provides for a further separation distance.
- 6.1.5 The materials are also considered suitable in the context of the host dwelling. It is not felt that a direct replication of materials of the host dwelling would be appropriate in the case, though reclaimed bricks and a clay tile roof would complement the materials of Bryar Cottage.
- 6.1.6 Overall, the setting of the Listed Building is considered to be sustained. The outbuilding has been designed to respect the setting by virtue of the height, scale, massing and appropriate use of materials.

7. Conclusion

7.1 Having taken account of all the relevant policy considerations and the other material considerations referred to above, the development proposed is considered, on balance, to be acceptable and a conditional approval is justifiable for the following reasons: The outbuilding is not considered to adversely impact upon the setting of the Listed Building (Bryar Cottage) due to the limited height and reduced massing over the previously refused scheme to a sufficient extent to justify refusal. Although longer in length than the previously refused scheme the two sections of the building with staggered heights and widths would limit the overall massing.

8. Full Recommendation

To **DELEGATE** to the Head of Planning and Countryside to **GRANT LISTED BUILDING CONSENT** subject to the following conditions:

1. The development hereby permitted shall be started within three years from the date of this permission.

Reason: To enable the Local Planning Authority to review the desirability of the development to comply with Section 91 of the Town and Country Planning Act (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawing numbers 21645-01A and 21645-02A received on 20th February 2012.

Reason: To ensure that the development is carried out in accordance with the submitted details assessed against Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the guidance contained in PPS5.

3. The materials to be used in the development hereby approved shall be as specified on the plans or on the application forms.

Reason: In the interests of the character of the listed building in accordance with Policy BE6 of the South East Plan, Policy OVS2 of the West Berkshire District Local Plan 1991-2006 Saved Policies 2007 and the guidance contained in PPS5.