

EASTERN AREA PLANNING COMMITTEE

ON 12TH MARCH 2014

UPDATE REPORT

Item No:	(1)	Application No:	13/03073/NONMAT	Page No.	9-18
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Site: 23 Woodlands Avenue, Burghfield Common

Planning Officer Bob Dray
Presenting:

Member Presenting: N/A

Parish Representative N/A
speaking:

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Carol Jackson-Doerge
Councillor Royce Longton

1. FURTHER REPRESENTATIONS

1.1 Since the publication of the committee report, the following representations have been received from Burghfield Parish Council:

- *The dwelling has not been built in accordance with the approved plans and as such is in breach of the planning permission and its conditions.*
- *Although the individual deviations from the approved plans on the front elevation are minor, the overall impact results in the dwelling being an ugly, bland and flat fronted eye sore. As opposed to the approved plans which would have provided an attractive and interesting addition to the street scene.*
- *The driveways to the new and existing dwelling have not been constructed, in their entirety, in accordance with the approved plans and the Local Authorities drainage strategy and therefore increase the risk of flooding.*
- *The landscaping and recycling/refuse storage facilities have not been provided in accordance with the approved plans and the Local Authorities planning policy, again this had dramatic and detrimental impact on the street scene.*

- *We believe the developers should be required to construct the dwelling and its environs in accordance with the approved plans with no deviations.*
- *If the deviations from the approved plans are permitted the Council's authority to impose planning conditions is severely undermined and renders the whole planning process void giving the developers the opportunity to do as they please.*
- *This has been proven in the recent past with the 2 new houses at the end of Springwood Lane and the gates at Coopers Place.*
- *This is an ideal opportunity for the West Berkshire Council's Planning department to show that they are not afraid to enforce the conditions they impose.*

2. PROPOSAL

- 2.1 At the committee site visit, members requested the submission of an amended plan to reflect the dwelling as built and for clarification on the scope of the proposal.
- 2.2 Drawing number 013264/19F has been received (copy at end of this report) to show the front and rear elevations of the dwelling as built. The only change is the porch has a lean-to roof rather than a dual-pitched roof. The lean-to roof is the same as originally approved and is not subject to this application for a non-material amendment.
- 2.3 The proposed drawings include the plainer-style bargeboards, and it has been confirmed by the applicant's agent that this revised bargeboard design forms part of the proposal for a non-material amendment. As such, the matters for consideration are:
 - Omission of decorative brickwork
 - Amended window appearance
 - Amended bargeboard appearance
- 2.2 For purposes of comparison, the approved elevations from Drawing Number MS/SB/23/11ND and Planning Application 12/00623/FULD are copied at the end of this report.

4. RECOMMENDATION

- 4.1 The recommendation remain to APPROVE THE NON-MATERIAL AMENDMENTS, but with the substitution of Drawing Number 013264/19C with 013264/19F.

Amended Drawing 013264/19F (supersedes 19C)

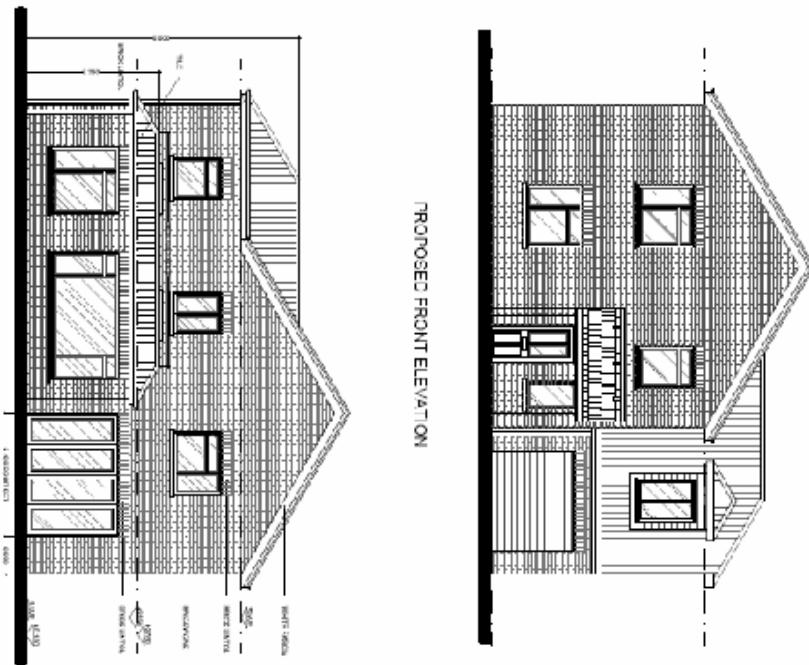
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23 Woodlands Avenue, Burghfield Common

PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION



Books (1:100)

161

SCALE: 1:100 @ A3
DATE: JAN 2014

PROJECT: 23 Woodlands Avenue, Burghfield Common
TITLE: Proposed front and rear elevations

Coventry Design Associates

Approved elevations from Planning Permission 12/00623/FULD

