

| Item No. | Application No. and Parish | 8/13 Week Date | Proposal, Location and Applicant |
|----------|----------------------------|-----------------------------|-------------------------------------------------------------------------------------------|
| (5) | 14/00400/HOUSE Greenham | 29 th April 2014 | Extensions and alterations, Church Cottage, 1 Burys Bank Road, Greenham Mr B Edmondson |

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=14/00400/HOUSE>

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

Ward Member(s): Councillor W Drummond
Councillor J M Swift-Hook

Reason for Committee determination: Called in by Cllr. Drummond.

Committee Site Visit: 17th July 2014

Contact Officer Details

Name: Liz Moffat
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1. Site History

107199 – convert teachers cottage and old school house to 3 detached dwellings with garages APPROVED 23.11.77

133281 – two storey extension APPROVED 21.11.88

136992 – move driveway access to Burys Bank Road away from junction with Greenham Road APPROVED 15.05.90

142060 – replacement dwelling APPROVED 21.12.92

2. Publicity of Application

Site Notice Expired: 3 April 2014

Neighbour Notification Expired: 30 June 2014 (amended plans)

3. Consultations and Representations

Parish Council: No objections, subject to there being no Highways objection to the proximity of the extension to the road.
We have had a representation sent to us via a Ward Member. The concerns voiced are loss of light and amenity at a neighbouring property. No details have been supplied of the windows in the neighbouring property and the boundary treatments in place today. We therefore ask the planning officer to robustly check the impact on the neighbour from what is a rather large set of extensions.
Amended Plans: No comments received as yet, but expected.

Tree Officer: There is a cherry situated in the front garden adjacent to where the proposed South East extension is to be built. The cherry has an RPA approximately 3.6m radius and will require Tree Protective Fencing. If this is not achievable due to working room being required or room for access, then Ground Protection will be required to protect the area of RPA not fenced off. This needs to be detailed in an Arb. Method Statement and should consist of ply sheets or scaffold boards laid over 7.5cm compressible material such as woodchip or sharp sand.
Amended Plans: No objection.

Public Protection: No comments

Correspondence: One letter of objection concerning loss of light to living room and bedroom above.
Amended Plans: Object to side extensions due to loss in light to living room and bedroom. Also concern re impact on foundations.

4. Policy Considerations

National Planning Policy Framework 2012

West Berkshire Core Strategy 2006 - 2026 - Policies CS14 Design Principles, CS19

Historic Environment and Landscape Character

Supplementary Planning Guidance: House Extensions 2004

5. Description of Development

- 5.1. The site lies within the settlement boundary of Greenham. Church Cottage is one of two detached houses built within the grounds of an old school. The two properties are set in similar sized plots with Burys Bank Road bordering to the south and Greenham Road to the west. Pedestrian/vehicular access to Church Cottage is from the south-eastern side of the house. The property is a 4 bedroom dwelling with gable roof features to all sides and attractive tile hanging. Permission was originally sought to add a two storey extension to both sides of the property and a single storey to the front. However, following concerns raised, an amended scheme has been submitted and the neighbours and Parish Council have been re-consulted.
- 5.2. The two storey extension to the north-eastern side remains the same. The extension to the opposite side has been reduced to a single storey extension to the kitchen, with a reduction in the footprint. Rather than a single storey study/porch to the front, a two storey extension providing an enlarged guest bedroom/dressing room is proposed.

6. Consideration of the Proposal

As the proposed development is within a defined settlement boundary, the principle of the development is generally in favour of additions to dwellings. The main issues raised by this development are:

- 6.1. The impact on the living conditions of the neighbouring property
- 6.2. The impact on the character of the area

6.1. The impact on the amenities of the neighbouring property

- 6.1.1. Church Cottage and Old School House to the west are set close together, but slightly staggered back from the road. There are no other neighbours affected by the proposals. The proposed single storey kitchen extension will extend from the south-west elevation. The shared boundary in this location is a 1.8m high close boarded fence. A small tree is growing next to the fence, within the application site and in front of a living room window on the south-eastern elevation of School House. A two storey extension in this location was considered unacceptable in terms of the overbearing impact on the amenity of Old School House, as well as loss of light. This revised lean-to style extension with a cat style roof is considered, on balance acceptable as it will be set away from the boundary. The living room within Old School House has more windows to the north-eastern end of the house, so the affected window is not the sole source of light.
- 6.1.2. The two storey extension to the front elevation introduces a second gable roof to match the existing, but will extend further forward from the principal elevation. There is adequate space within the front garden. The neighbouring property is not considered to be affected, however the Council's Tree Officer has requested tree protection measures in the form of conditions.
- 6.1.3. The proposed two storey extension to the north-eastern side extends approximately 2.5m from the existing gable and will not be any closer to the shared boundary between properties. Given that the house itself is not particularly high, and there are mature trees to the east of the properties, it is not considered that this would result in any harmful loss of light to the rear of Old School House. As it will be away from the boundary, the proposal is not considered to have an overbearing impact on the amenities currently enjoyed by the neighbour.

6.2. The impact on the character of the area

- 6.2.1 The property is on the edge of the settlement with Greenham Common to the south. The proposals are considered to respect the character of the area and do not contribute to any harm to the streetscene. Neither will the proposals result in overdevelopment of the site, although it is considered that the maximum amount of development appropriate for the plot has been reached. The scheme therefore accords with Policy CS19 of the West Berkshire Core Strategy which requires that diversity and local distinctiveness of the landscape character of the District is conserved and enhanced.

7. **Conclusion**

- 7.1. Having taken account of all relevant policy considerations and the material considerations referred to above, and given the clear reasons to support the proposal, the development proposed is acceptable and conditional approval is justifiable for the following reasons: It is not considered that this proposal would demonstrably harm the amenity of adjoining residential properties and accords with guidance contained within the National Planning Policy Framework and Policies CS14 and 19 of West Berkshire Core Strategy 2006-2026 which requires that all development demonstrates high quality and sustainable design that respects the character and appearance of the area and safeguards the amenities of adjoining occupiers.

8. **Full Recommendation**

- 8.1 The Head of Planning and Countryside be authorised to **GRANT** permission subject to the following conditions:

1. The development of the extension 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 Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026 should it not be started within a reasonable time.

2. The development hereby approved shall be carried out in accordance with drawings 8050 01A, 13C, 14D and 15B received on 4 June 2014.

Reason: To ensure that the development is constructed in accordance with the submitted details assessed against Policy CC6 of the South East of Plan 2009 and Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026.

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

Reason: In the interests of amenity in accordance with Policies CS14 and CS19 of West Berkshire Core Strategy 2006-2026.

4. Irrespective of the provisions of the current Town and Country Planning (General Development) Order 2008, no additional openings shall be inserted in the north-west elevation.

Reason: In the interests of the amenity of neighbouring properties in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026

5. No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location of the protective fencing, and shall specify the type of protective fencing, all in accordance with B.S.5837:2012. Such fencing shall be erected prior to any development works taking place and at least 2 working days notice shall be given to the Local Planning Authority that it has been erected. It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note: The protective fencing should be as specified at Chapter 6 and detailed in figure 2 of B.S.5837:2012.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy CS18 of West Berkshire Core Strategy 2006-2026.

6. No development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of all temporary tree protection and any special construction works within any defined tree protection area.

Reason: To ensure the protection of trees identified for retention at the site in accordance with the objectives of Policy CS18 of the West Berkshire Core Strategy 2006-2026.

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