

APPLICATION NUMBER: 20/00612/FULD

SITE: Riverbend, Upper Eddington, Hungerford, RG17 0HH

**STATEMENT TO MEMBERS BY JUSTIN PACKMAN (AGENT)
ON BEHALF OF MR AND MRS DENNY**

Consent was granted for the replacement dwelling in November 2018. The approved design was for a house to be fabricated in and sourced from Germany. With the possibility of a no deal Brexit looming in the autumn of 2019, my clients had no choice but to significantly accelerate their timetable for construction to avoid significant financial penalties that would have rendered the scheme unviable. Pre-commencement conditions were discharged during the course of 2019 but there was no time to gain approval for amendments to the design before construction began.

In retrospect my clients regret this, as the changes to the scheme were clearly the source of some distress to the occupiers of neighbouring properties. Since undertaking these changes my clients have worked constructively and cooperatively with the Local Planning Authority to regularise them, scale them back, or reverse them completely.

The use of blue render instead of timber cladding was considered to be a particular point of contention with neighbours and officers alike. As such my clients have agreed to revert to the original elevational treatment of timber cladding.

Other more minor matters relating to the installation of a retaining wall, the relocation of a flue, fenestration changes and clarification about the finished height of the dwelling have also been agreed. The officer has noted in her report that the 30cm height difference is not considered to materially harm the outlook from the neighbouring dwelling.

The design of the rooflights was also discussed and my clients have agreed to replace the domed tops with flat ones, this and the sedum roof will make the rooflights less intrusive.

Finally, my clients have also agreed to a revised and expanded scheme of landscaping to include native species (to replace conifers including leylandii) to soften the appearance of the dwelling especially when viewed from the west.

The end result is a scheme that meets the needs of my clients without departing significantly from the original approved design or resulting in increased visual harm.

Given the extensive work that has been undertaken to rectify these changes and the constructive manner in which we have engaged with the Council it is hoped that members will support the officer recommendation for approval this evening.

