

WESTERN AREA PLANNING COMMITTEE
22ND JULY 2020

UPDATE REPORT

Item No: (3) **Application No:** 20/00612/FULD **Page No.** 55-70

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

Planning Officer Presenting: Lydia Mather

Member Presenting: N/A

Written submissions

Parish Council: Hungerford Town Council

Objector(s): N/A

Supporter(s): Town and Manor of Hungerford – Jed Ramsay

Applicant/Agent: Justin Packman – WYG

Ward Member(s) speaking: Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

1. Additional Consultation Responses

Public representations:	<p>2 further representation letters since agenda publication. Matters raised:</p> <ul style="list-style-type: none">• Error on the amended proposed elevation drawing 11G that the key with the schedule of materials refers to the blue render but the drawing shows cladding;• The amended proposed site plan and sections shows trees outside the boundary of the owned land to the north-west of the site in the adjacent farm field where no trees are currently planted. How can these be added to an area not owned or controlled by the applicant?;• The land to the south of the river is a very valuable riparian landscape together with extensive area (some 55 acres) of original wetland with great potential for sensitive conservation and management as a wetland nature reserve, the tree felling has introduced Riverbend into this landscape to intrusive and
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	<p>deleterious effect;</p> <ul style="list-style-type: none"> Request the Committee insist that a condition of permission is to restore the planting pattern as before using mature trees and not whips or saplings which will take years to become the screen as previously existed.
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2. Further Consideration of Representations

The concerns of residents, Town Council and Town and Manor of Hungerford have consistently been the breach of the planning permission and the impact that has had on the neighbouring property and countryside surroundings. Their responses to the application are clear that all breaches to the permission should be rectified.

The matters which have drawn the greatest concern are the external materials, tree felling/landscaping on site, and height including the depth of the fascia. Other issues such as the roof lights, extension of the balcony, and removal of the slated screening on a side elevation might be considered minimal individually, however the concerns raised are that collectively they alter the appearance of the originally approved dwelling.

There is also concern as to how the breach of planning has occurred. And given the history on site that should this application be approved any conditions attached to it should be sufficiently stringent and adhered to.

To clarify the history on the breaches of permission issues are first recorded with the Council's Planning Enforcement team in November 2019 when it was confirmed that the buildings ground levels/height were not in accordance with approved plans. A planning application was submitted which sought to vary the floor levels condition to be those of the built levels.

In December 2019 the blue colour of the building was raised with Planning Enforcement as not being in accordance with the permission. In March 2020 the installation of the air source heat pump without planning permission was raised with Planning Enforcement. During the planning application submitted to vary the floor levels condition that case officer became aware of other breaches such as the roof lights and the landscaping. That application was withdrawn and the current application submitted.

The case officer has therefore reviewed the conditions recommended as part of the current application and considered whether they could go further in stringency and if any other matters could be included within them. Furthermore, at the end of this update sheet there are elevation drawings in the following order: original approved plans; plans of the building as built; and the proposed plans so that they can be compared in order.

Landscaping

The proposed hedge and tree planting now proposed is shown on drawing ccl/rb/ls01 04 Structural Landscaping towards the end of the main agenda document. It states the girth of the stem of the trees proposed to be planted, the majority of which would be 10-12cm. The hedges is stated as being 60-90cm transplants.

It is noted the concerns that where the majority of trees have been felled on site that any replacement planting will take time to mature and provide the required screening/mitigation, particularly to the south of the site close to the river. Lower level planting with shrubs towards the south of the site below the trees could provide more immediate screening/mitigation whilst the trees mature. An additional condition could be applied requiring details of such planting to be submitted within 3 months of permission and planted during the upcoming planting season.

External Materials and Design Matters

Proposed condition 5 on external materials notes the error on the proposed elevations drawing in the annotations which refer to blue render and states what the external materials shall be. For stringency the condition can be amended to include that all areas currently painted blue shall be timber clad and that the timber cladding shall be natural and not colour painted.

The domed roof lights are shown on the plans as returning to flush/flat. For stringency the external materials condition can be amended to include that the roof lights shall be flush/flat as shown on the plans.

The materials consideration is currently worded that the changes to the external materials be made within 6 months. Given ongoing social distancing measures, potential lead in times for ordering materials, and arranging contractors to undertake these works, this is considered reasonable but definitive.

With regard to the 600mm rather than 300mm fascia depth, the continuation of the balcony screen on the side elevation towards the field rather than timber slats it is understood these are ongoing concerns regarding the design of the dwelling. More extensive works to the roof would be required to lower the fascia height from the top, particularly as it is part of the lip of the roof in which the sedum would be planted to the garage element of the building.

However, the fascia could be reduced back to 300mm depth from underneath which would increase the area of timber cladding below and add more of a gap between the upper and lower roof sections of the building on the northwest side elevation from the open field side. Should Committee feel that as much as possible of the design of the building be returned to the original design the materials condition can be amended for the fascia to be reduced and the slats section of the balcony to be reinstated.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional and amended conditions as outlined in the above section.

4.	<p>Materials (amended condition)</p> <p>The changes to the external materials shall be completed within 6 months of the date of this permission. Notwithstanding the annotations, fascia depth, and balcony on the northwest elevation on drawing 11 Rev G received on 1 June 2020 the external materials shall be:</p> <p>Vertical larch cladding to the upper level, (where parts of the building are currently painted blue), and the larch cladding shall be natural and not colour painted;</p> <p>White coloured render to the lower level and inset areas on the upper level (which are not currently painted blue);</p> <p>Anthracyte coloured fascia and balcony balustrade;</p> <p>Sedum roof to the garage element;</p> <p>Rhenofol CV (thermoplastic polymer) in grey to the main roof;</p> <p>Flat/flush roof lights;</p>
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	<p>Fascia depth of 300mm;</p> <p>Timber slats to the balcony on the northwest elevation outside the study;</p> <p>Gravel stabilisation grids to the driveway/parking area.</p> <p>Reason: To ensure that the external materials are visually attractive and respond to local character and the North Wessex Downs Area of Outstanding Natural Beauty in accordance with the National Planning Policy Framework, Policies ADPP1, ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policies C3 and C7 of the West Berkshire Housing Site Allocations DPD 2006-2026; and Supplementary Planning Document: Quality Design 2006.</p>
11.	<p>Shrub Planting (additional condition)</p> <p>Details of shrub planting towards the river to the south of the site around the retained and additional tree planting shall be submitted within 3 months of the date of this permission. The approved shrub planting shall be implemented in full within the first planting season following first occupation of the dwelling. Any shrubs planted in accordance with the approved scheme which are removed, die or become diseased or become seriously damaged within five years of completion of the approved shrub planting shall be replaced within the next planting season by shrubs of a similar size and species to that originally approved.</p> <p>Reason: To ensure the implementation of a satisfactory scheme of landscaping in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and policy C7 of the Housing Site Allocations DPD 2006-2026.</p>

Original approved plans



Proposed plans

