

Agenda Item 81.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152680	8 weeks	St. Nicholas, Hurst	Hurst	Cllr Wayne Smith

Applicant	Ms C Gaines	Postcode	RG40 5QS
Location	1 Pykes Farm Cottages Forest Road		
Proposal	Proposed erection of a two storey side extension to dwelling		
Type	Householder		
PS Category	21		
Officer	Dan Hay		

FOR CONSIDERATION BY Planning Committee on 9th December 2015
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is located at the end of Forest Road in an area designated as open countryside. The surrounding area is characterised by a small number of dispersed residential dwellings and farm buildings. The rear of the site opens onto farmland and open countryside.

The application proposes the erection of a two storey side/rear extension with a commensurate eaves and ridge height to that of the original dwelling. The extension is proposed to project c.4m northwards from the side elevation of the existing dwelling and extend eastwards c.7m from the principal elevation creating an uncharacteristic L-shape; out of keeping with the existing character of the street scene.

The application has been listed by Cllr Wayne Smith as even though the application site is located within the open countryside he does not feel it creates sufficient harm to warrant refusal of the scheme.

The report concludes that proposed extension represents an inappropriate increase in scale, form and footprint away from the original building contrary to Core Strategy Policy CP11. In this countryside location, the proposal would harm the open character of the area.

PLANNING STATUS

- Countryside
- Aerodrome Safeguarding for Wind Turbines

RECOMMENDATION

The committee authorise the REFUSAL OF PLANNING PERMISSION for the following reasons:

1. The proposed development is not considered to fall within the limited category of exceptions, set out in Core Strategy policy CP11, where development proposals may be acceptable in the countryside. The proposed extension represents an inappropriate increase in scale, form and footprint away from the original building to the detriment of the countryside and landscape character. The proposals are therefore contrary to Core Strategy Policies CP3 and CP11 and MDD Local Plan Policy CC03 and TB21.

2. The proposed extension is poorly designed and by virtue of its excessive scale and uncharacteristic layout is not considered to relate well to the host dwelling resulting in a disproportionate addition to the existing dwelling which would have a unbalancing effect on terrace contrary to Core Strategy Policy CP3 and The Borough Design Guide SPD.

PLANNING HISTORY

R/113/60 – Two storey side and rear extension

CLP/2007/2894 - Application for a certificate of lawful proposed use for the replacement of a garage in rear garden – Refused - 17/01/2008

F/2009/0229 - Proposed erection of replacement detached garage with flat roof. (Removal of existing garage) – Approved - 31/03/2009

CLP/2010/0411 - Application for a certificate of lawful proposed use for 2 residential properties to be combined into 1 residential property – Approved - 30/03/2010

F/2014/2193 - Proposed erection of a two storey side/rear extension to dwelling – Withdrawn

SUMMARY INFORMATION

Site Area: 0.17ha

Existing number of bedrooms: 3

Proposed number of bedrooms: 5

Existing parking spaces: Driveway parking for 2/3 cars

Proposed parking spaces: Unchanged

CONSULTATION RESPONSES

Local Member:

Wayne Smith – “Appreciate its countryside although I don’t feel it creates sufficient harm to the area that would warrant refusal”

Parish Council:

This Council has no adverse comments.

Internal consultations Wokingham Borough Council

Borough Ecologist: The ecologist has stated that he is satisfied that the submitted bat survey demonstrates that this development is unlikely to adversely affect the local bat population and works could proceed if permission was to be granted

REPRESENTATIONS

Letter of support from neighbours at 3 Pykes Farm Cottages:

“We are the sole neighbours of 1 Pykes Farm Cottages, and are the only property who would be effected by any development. We have seen all the designs for the proposed extension, and apart from a small decrease in light which could be mitigated by the removal of one tree, the proposed development would not have any negative impact on us.

The proposed extension is in keeping with the property and the local area, and due to the nature of our end of road location, very few people would even see it other than ourselves. The proposed extension is far less of a change to the local surroundings than a development currently under way less than two miles further up Forest Road, which is in plain view of the many people using that stretch of road, unlike our very quiet section.”

APPLICANTS POINTS

- Due to isolated location of the site the harm caused by the proposals would be limited.
- Applicants withdrew previous submission in order to work with council through pre-app to design a revised scheme but a suitable compromise could not be reached.
- Extension needed to provide extra living accommodation

PLANNING POLICY

National Policy

NPPF National Planning Policy Framework

Adopted Core Strategy DPD 2010

CP1 Sustainable Development

CP3 General Principles for Development

CP7 Biodiversity

CP11 Proposals outside Development Limits (including countryside)

Managing Development Delivery Local Plan

CC01 Presumption in Favour of Sustainable Development

CC02 Development Limits

CC03 Green Infrastructure, Trees and Landscaping

CC04 Sustainable Design and Construction

TB21 Landscape Character

Supplementary Planning Documents (SPD)

BDG Borough Design Guide SPD

PLANNING ISSUES

1. Description of Development

1.1 The application site is located at the end of Forest Road in an area outside of settlement limits in the designated countryside. The surrounding area is characterised by a small number of dispersed residential dwellings and farm buildings. The rear of the site opens onto farmland and open countryside.

1.2 The application proposes the erection of a two storey side/rear extension with a commensurate eaves and ridge height to that of the original dwelling. The extension is proposed to project c.4m northwards from the side elevation of the existing dwelling and extend eastwards c.7m from the principal elevation creating an uncharacteristic L-shape out of keeping with the existing street scene.

2. Background

2.1 The application is a re-submission of planning application F/2014/2193 which was withdrawn by the applicants request on 20th February 2015 with the intention of entering into pre-application discussions to design an acceptable scheme.

2.2 A pre-application request was submitted on 1st March 2015 and the Council suggested suitable alternatives which could be considered acceptable. These solutions were not considered acceptable to the applicant, and thus the applicant has chosen to resubmit this application in the knowledge that the LPA was minded to refuse it and they could then exercise their right to appeal.

3. Principle of Development

3.1 The site is located outside any defined settlement area and therefore the principle of development is only acceptable subject to impact on the countryside, character of the area and the amenity of neighbouring properties. Policy CP11 of the adopted Core Strategy states proposals outside of development limits will not normally be permitted except where, in the case of residential extensions, it does not result in inappropriate increases in the scale, form or footprint of the original building and where It does not lead to excessive encroachment or expansion of development away from the original buildings

4. Impact on Countryside & Landscape Character

4.1 The application building has previously been extended with planning permission being granted for a two storey extension on 20th July 1960. This extension measured c.3m x 4m (12m²) and provided for a new kitchen at ground floor and a bedroom at first floor. The submitted existing floor plans also show a more modern single storey extension measuring c.4m x 4m (16m²).

4.2 The proposed extension would have a footprint of c.44m² but as this would replace the existing single storey extension the relative footprint increase would be c.28m² which would represent a c.47% increase in footprint over no.1 Pykes Farm Cottage which has a footprint of c.60m² (as extended). If you factor in the previous extensions; if the proposal was approved it would result in an overall increase in footprint of c.206 % over the 'original' building. This can only be considered to be contrary to Core Strategy Policy CP11 in that it results in an inappropriate increase in the footprint of the original building.

4.3 Furthermore the proposed design of the extension extending eastwards c.7m from the principal elevation creating an uncharacteristic L-shape is considered to detract from the character of the dwelling which was once one single farm cottage and would represent excessive encroachment and expansion of development away from the original buildings again contrary to Core Strategy Policy CP11.

5. Impact on Character

5.1 Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

5.2 The proposed extension by virtue of its scale and layout is not considered to relate well to the host dwelling, giving the appearance of a second dwelling with a contrived design located to the rear of the application building. The proposal is substantially wider than the existing dwelling and is considered a very disproportionate addition. The proposal would be clearly visible from the street and would detract from the attractive façade of the original building to the detriment of the character of the area.

6. Impact on Private Rear Amenity Space

6.1 The proposed extension will increase the total footprint of the application dwelling; however it is considered that ample private amenity space will be retained to serve the occupants and thus the proposals are considered acceptable in this respect.

7. Neighbour Impacts

7.1 Privacy

7.1.1 Owing to the isolated nature of the site and the orientation of the extension projecting away from no.s 2 & 3 Pykes Cottages it is considered that the proposals will not introduce any potential for harmful overlooking or loss of privacy.

7.2 Overbearing & Loss of Light

7.2.1 As part of the pre-application discussions the impact of the proposals on no.3 Pykes Cottages were discussed. As a result of this the first floor element of the proposed extension has been set in by c.1.15m. Although there could still be some harm to neighbouring amenity as a result of this proposal, owing to the amendments and the letter of support from the neighbours, it is considered there would not be sufficiently harmful loss of light or overbearing impact to warrant refusal on this basis.

8. Highways

8.1 The proposed development would not affect the access to and although it would result in an increase in the number of habitable rooms it would not significantly increase the demand for car parking spaces required at the application dwelling. Therefore there would be no highway implications resulting from the proposed development.

9. CIL

9.1 CIL was adopted by Full Council on 19th February 2015 and came into effect for new planning permissions granted from 6th April 2015. The charging schedule for residential schemes in this part of the borough is £365 psm. No CIL form has been submitted with the application, however looking at the submitted floor plans it would appear the development would be below the 100 sqm threshold at which developments are liable to pay a CIL contribution.

CONCLUSION

The proposed extension is considered to represent an inappropriate increase in scale, form and footprint away from the original building, in a rural location, contrary to Core Strategy Policy CP11.

This conclusion has been derived from balancing the specifics of the site – the fact that it is located in a secluded spot at the end of Forest Road next to the A329M – against the limitations of Core Strategy policy CP11. Given that the cottage has already been extended; and the extent to which it has been extended; and having due regard to the historic layout of the site, where the cottages were once a single dwelling; the proposed extension is considered to represent an inappropriate increase in scale, form and footprint away from the original building and would cause significant harm to the countryside. In this instance a departure from the restrictive countryside policy is not considered to be outweighed by the specifics of the site.

CONTACT DETAILS		
Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk