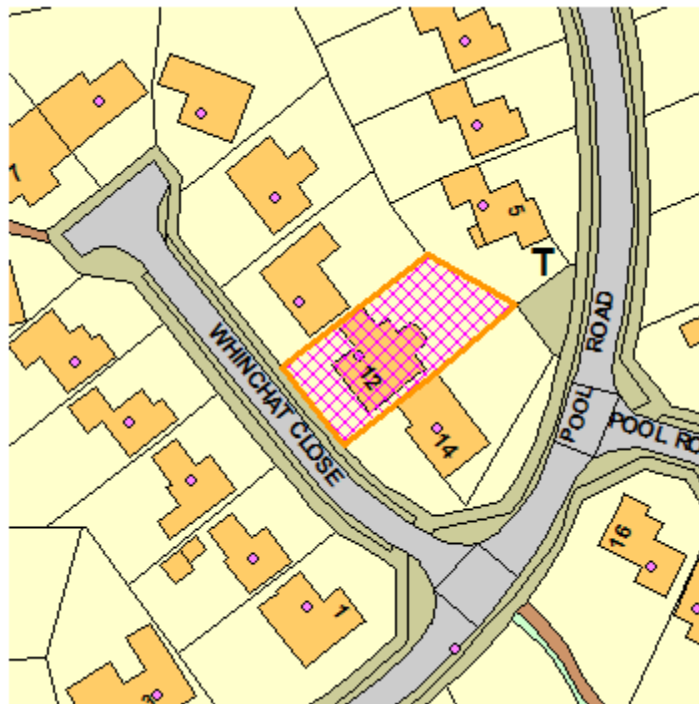


## COMMITTEE REPORT

APPLICATION NO.	23/01243/HOU
LOCATION	<b>12 Whinchat Close Hartley Wintney Hook Hampshire RG27 8TT</b>
PROPOSAL	Demolition of conservatory, new porch/ bay pitched roof and change of external materials from tile hanging to render on front elevation, new side utility room window.
APPLICANT	Mr & Mrs Hedges
CONSULTATIONS EXPIRY	7 July 2023
APPLICATION EXPIRY	9 August 2023
WARD	Hartley Wintney
RECOMMENDATION	<b>Grant</b>



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## **BACKGROUND**

This application has been reported to the Planning Committee as it meets one of the triggers in Appendix A (Powers granted by the Council to the Head of Place to deal with Planning Matters) of the Council's Constitution, in that an officer who is a member of staff within Place lives in the adjoining property, a property opposite the application site or a property either side.

## **DESCRIPTION OF THE SITE**

The application site contains a two storey, detached house with an attached garage dating from mid 1970s. The house was extended in the mid-1990s by a single storey full width extension and a conservatory off the rear of part of that extension.

The house is in a slightly elevated position in relation to the road, with an open front garden and driveway. The house is finished in red/orange bricks, with cement roof tiles. The first floor of the principal elevation is covered with red plain hanging tiles and at the ground level sits an open, flat roofed porch.

The property is located on the east side of Whinchat Close within a residential area and there are neighbouring properties to either side (northwest and southeast) and to the rear of the site (northeast). In accordance with the development plan, the site is located within the settlement boundary of Hartley Wintney. The site falls within Flood Zone 1 and in a very low risk area for surface water flooding.

## **PROPOSAL**

To the front elevation of the house, planning permission is sought for the replacement of the existing flat roofed porch and its replacement with a mono-pitched roof which would stretch the width of the house (10m), across an existing bay window to form a canopy, supported by pillars. The canopy would protrude for a depth of 1m. Above the canopy, also to the front elevation, the first-floor tile hanging would be replaced with through-colour render of a colour to be agreed.

The proposal also seeks permission to remove the conservatory to the rear of the property with the rear elevation to be made good with insertion of patio doors, and two rooflights to be installed to the pitched roof of the remaining extension. A new window is also to be inserted in the south elevation at ground floor level serving a utility room.

### Amendments

Amended plans were received during the course of considering the application to correct an inconsistency within the drawings pursuant to the front canopy porch whereby the floor plan did not illustrate the canopy extending across the full frontage of the property.

## RELEVANT PLANNING HISTORY

75/00765/HD - Provision of estate roads & erection of 89 dwellings with garages. (Brackleys Field Bracknell Lane Hartley Wintney). Permission granted 12 February 1975

93/23088/FUL - Single storey rear extension. Permission granted 14 October 1993

95/00510/FUL - Conservatory at rear. Permission granted 23 August 1995

## PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant Development Plan policies for this proposal are contained within the Hart Local Plan (Strategy & Sites) 2032 (HLP32), the saved policies of the Hart Local Plan (Replacement) 1996- 2006 (HLP06), and the Hartley Wintney Neighbourhood Plan 2017-2032 (HWNP32). All of these adopted and saved policies within these documents are consistent with the July 2021 version of the National Planning Policy Framework (NPPF). The relevant policies are set out below.

### Hart Local Plan (Strategy & Sites) 2032 (HLP32)

Policy SS1 - Spatial Strategy and Distribution of growth

Policy SD1 - Sustainable Development

Policy NBE4 - Biodiversity

Policy NBE9 - Design

Policy NBE11 - Pollution

### Hart Local Plan (Replacement) 1996-2006 Saved Policies (HLP06)

Policy GEN1 - General Policy for Development

### Hartley Wintney Neighbourhood Plan 2017-2032 (HNP32)

HW Policy 2 - Design Guide

HW Policy 6 - Control of Artificial Light

### Other relevant planning policy documents:

National Planning Policy Framework 2021 (NPPF)

Planning Practice Guidance (PPG)

Hart's Climate Change Action Plan

Hart's Equality Objectives for 2021 - 2023

Hart Urban Characterisation and Density Study (2010)

Hart Planning Technical Advice Note - Privacy, Daylight and Sunlight: The 45 and 25 Degree Guideline

## **CONSULTEES RESPONSES**

**Hartley Wintney Parish Council** – ‘OBJECTION with Comments - Whilst the changes in the application are acceptable in principal, the Parish Council has an objection to this application as it conflicts with Hartley Wintney Neighbourhood Plan, Policy 6, Control of Artificial Light, para.6.9. The rooflights in addition to the wide patio doors will create unnecessary light pollution. Should the Local Planning Authority approve this application the Parish Council would request that smart/tinted windows be installed to reduce the impact. Councillors also note that there appears to be an error in the plans. The front elevation shows the lean too porch roof extending across the whole width of the property, however in the floor plan this appears to only cover a small section of the property’.

**Ecology** - The property is a modern (post-1960s) development, located in a suburban setting, and I have no records of protected species relevant to this application. The proposals are unlikely to impact on bats and on this basis, I have no objection to this application. If permission is granted and a bat is subsequently discovered, works should stop immediately, and Natural England should be contacted. Further survey and / or licensing may then be required for the works to proceed.

## **NEIGHBOUR COMMENTS**

No neighbour comments received.

## **PLANNING ASSESSMENT**

The main planning considerations are:

- Principle of development
- Impact on the design and character of the area
- Impact on the natural environment (dark skies/biodiversity/climate change)
- Residential amenity.

### **Principle of Development**

HLP32 Policy SS1 promotes development focussed within defined settlements. The proposal is for a previously developed site located within an urban settlement boundary. It is therefore considered that the principle of development is acceptable, subject to compliance with relevant development plan policies and all other material planning considerations.

### **Impact on the character of the area/design**

Policy NBE9 of the HLP32 and Saved Policy GEN1 of the HLP06 seek to ensure that developments will be permitted where they are in keeping with local character by virtue of their design, scale, massing and height and where the prominence of the proposal is in character with the local area. Hartley Wintney Neighbourhood Plan Policy 2 additionally instructs development proposals to be proportionate in scale, layout, character and appearance of surrounding buildings and follow local distinctiveness.

- Front elevation changes

The site is located within character area I of the Hartley Wintney North Character Area which has medium sensitivity to change according to the UCDS.

The replacement of the existing flat roofed porch canopy would result in a modest alteration in the external appearance of the property through the elongation across the frontage of the dwelling, its modest depth and the replacement of the flat roof with a mono-pitched canopy. These works are considered to not result in any adverse harm to the character and appearance of the dwelling and would be augmented in a similar manner to works on other properties within Franklin Avenue and Pool Road. It is noted that the Parish Council have commented on the drawings to highlight an inconsistency between the floor plans and elevations which was corrected through the submission of an amended plan.

In addressing the change of materials at the first floor level, surrounding properties generally have tile hanging on their principal elevations and so the proposed use of render would differ from the prevailing materials in the area but not to a harmful degree. The render would be restricted to the areas between the front windows above the proposed canopy. The finish colour of the render will be agreed by condition to ensure its suitability.

- Rear elevation changes

Works to the rear of the property would comprise the removal of the conservatory to reduce the footprint of the building and provide more rear amenity space. The fenestration changes to the retained extension, with the insertion of patio doors and rooflights would be acceptable in design terms. These works could otherwise be carried out under permitted development rights afforded to the property under the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) Schedule 2, Part 1, Class A (alterations to a dwellinghouse) and Class C (alterations to the roof) as a fallback position.

- Side elevation change

The insertion of a window in the side elevation would be acceptable in design terms. The window is modest in size, serving a utility room to be created through internal alterations. Again, this window could be inserted under permitted development rights given that this is at the ground floor level.

Overall, the proposed external changes would not result in harm to the character and appearance of the area and subject to conditions controlling materials (conditions 3 and 4), would be compliant with Policy NBE9 of the HLP32, Saved Policy GEN1 of the HLP06 and HW Policy 2 of the HNP32.

### **Impact on the natural environment**

- Dark skies

Hartley Wintney Parish Council (HWPC) have objected to the proposal on the grounds that it conflicts with Hartley Wintney Neighbourhood Plan, Policy 6, Control of Artificial Light. This policy refers to external lighting and street lighting, though Hartley Wintney

Parish Council's comments refer to the supporting text which itself refers to the Guidance Note for the reduction of Obtrusive Light No1:2011. This guidance was updated in 2021. It concerns external light sources and makes only a single reference to the potential for residences to produce light spill.

The site is within the urban settlement where light pollution is less sensitive than in the rural sections of the neighbourhood plan area. The property additionally has a streetlight sitting within the highway verge opposite the dwelling.

In comparison with the existing situation, the removal of the conservatory and installation of rooflights and the replacement of existing patio doors and a window with patio doors would create no discernible change in levels of light pollution. As such, the proposal would not conflict with the development plan in terms of generating adverse levels of new light pollution as to have an adverse impact on the natural environment. The proposal is therefore considered to accord with Policy NBE11 of the HLP32 and HW Policy 6 of the HNP32.

- Biodiversity

Policy NBE4 of the HLP32 requires development proposals to avoid negative impacts on existing biodiversity and provide a net gain where possible. A biodiversity checklist for householder applications was therefore submitted within the application pack, which suggested that biodiversity would not be impacted by the proposals.

The Council's Ecology Officer commented and raised no objection to the proposal subject to works ceasing and Natural England being contacted if bats were found. In considering the Ecology Officer's response, the Local Planning Authority can be reasonably assured that the works would not result in harm to bats and the proposal accords with HLP32 Policy NBE4.

- Climate Change

Hart District Council has announced a climate change emergency and is committed to reducing carbon emissions. By virtue of the scale of the development, the proposal would not be anticipated to have a significant impact on Climate Change issues. An informative is nevertheless included to highlight the need to consider climate change.

### **Residential Amenity**

Saved policy GEN1 of the HLP06 permits development subject to the proposal not materially detracting from the amenities of adjoining dwellings by virtue of its siting and massing or loss of privacy.

- Impacts on the amenities of 11 Whinchat Close, to the north-west of the application site.

The proposal would not be anticipated to give rise to un-neighbourly impacts of loss of privacy, loss of light or overbearance to this property and impacts of the development on this property would be acceptable.

- Impacts on the amenities of 14 Whinchat Close, to the south-east of the application site (there is no number 13).

The proposal would not be anticipated to give rise to un-neighbourly impacts of loss of light or overbearance to this property. The new side window would not result in a loss of privacy as the side wall of this property does not contain any openings serving habitable rooms. Impacts of the development on this property would be acceptable.

- Impacts on the amenities of 5 Pool Road to the northeast of the application site.

The proposal would not be anticipated to give rise to un-neighbourly impacts of loss of privacy, loss of light or overbearance to this property and impacts of the development on this property would be acceptable.

In considering the impact on residential amenity, the proposal would accord with Saved Policy GEN1 of the HLP06.

### Equality Issues

The proposal raises no concerns in respect of equality issues.

## **CONCLUSION**

The proposal is acceptable in principle. It would have acceptable impacts on the character of the local area, the natural environment and neighbouring residential amenity. It would meet the requirements of the Development Plan for Hart and is recommended for conditional approval.

## **RECOMMENDATION - Grant**

### **CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried in accordance with the following approved plans:
  - Site/ Location Plan – Drawing number SP/23/11 rev A
  - Scheme Proposals Plans & Elevations – Drawing no SP/23/10 rev DReason: To ensure that the development is carried out in accordance with the approved details.

- 3 With the exclusion of the render, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour, texture and bond those on the existing building, unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032, Saved Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and Policy 2 of the Hartley Wintney Neighbourhood Plan 2017-2032.
- 4 Prior to the application of any render, details of the proposed render appearance, colour and finish shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall only be carried out in accordance with the approved details.  
Reason: To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032, Saved Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and Policy 2 of the Hartley Wintney Neighbourhood Plan 2017-2032.

## INFORMATIVES

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance the applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.
- 2 You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
- 3 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.
- 4 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
- 5 The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, bats are a protected species and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must be informed and a licence for development obtained from them prior to works continuing. For further information go to [www.naturalengland.org.uk](http://www.naturalengland.org.uk) or contact Natural England (S.E. regional office) on 0238 028 6410.