

Sonning Common Parish Council

Minutes of the meeting of the PLANNING COMMITTEE held in the Village Hall on 8 October 2012 at 19.30 hrs

Present: Mr Greenwood (Chairman), Miss Hunt, Mrs Lewis, Ms Noble, Mr Kedge (ex officio).

P13/066 Apologies for absence: Mr Reynolds

P13/067 Declarations of Interest: None.

P13/068 Public Question Time: Nine members of the public were present to speak about specific applications.

P13/069 New Applications:

- 069.01 P12/S1914/FUL Proposed two storey, 3 bed house (Access from Hazel Gardens) on land to the rear 4 & 6 Woodlands Road. After representations from the applicant and concerned neighbours and discussion in the Committee, it was unanimously agreed to recommend refusal. Detailed reasons were later sent to SODC per the attachment to these minutes.
- 069.02 P12/S1968/HH Demolition of detached double garage and rear single storey extension, new open porch, single storey side extension, two storey rear and side extensions at 22 Baskerville Road. After discussion the Committee recommended that this application be approved.
- 069.03 P12/S1866/HH Demolition of existing single storey garage and sun room to rear of house. New single storey bathroom, bedroom/seating area and timber conservatory at 23 Lea Road. After representations from the applicant and neighbours and discussion the Committee, it was agreed to recommend that this application be approved.
- 169.04 P12/S2185/HH Construction of first floor extension to existing house at 52 Wood Lane. After discussion the Committee recommended that this application be approved.
- 169.05 P12/S2190/HH Side and rear single storey extension at 97 Shiplake Bottom in Rotherfield Peppard. This late arriving item was considered, though not on the agenda, as the prime responsibility is with RPPC. After discussion the Committee determined that it held no strong views on this application.
- 169.06 P12/S2218/AG Erection of a barn for storage at Blackmore Farm. This late arriving item was considered though not on the agenda as the views of the committee were required by 18 October. After discussion the Committee determined that it held no strong views on this application.

P13/070 Applications granted: P12/S0813/HH – 45 Orchard Avenue. Noted.

P13/071 Applications refused: P12/S1429/FUL – Rear of 19b-23 Wood Lane. Noted

P13/072 Neighbourhood Planning update. Deferred to next meeting.

P13/073 Matters for future consideration: None.

Date of next Meeting: Monday 22 October 2012 at 19.30

Chairman: Dated:

PLANNING APPLICATION: P12/S1914 FUL

At our meeting on 8 October 2012 the Planning Committee unanimously recommended refusal of the above application because the development proposals breach the following planning policies contained in SOLP 11 :- H4, D3, D4, G2, and G6.

Impact on the surrounding area: We believe the proposal would overdevelop this small site. The house would sit about half a metre away from each neighbour's boundary (2a and Bungalow adjacent to 2a and 4 Woodlands Road) leaving a very small garden to the rear. The proposed development lies within a residential having much larger plots, i.e. in the adjoining Woodlands Road, Hazel gardens and Wood Lane Close. It is an overdevelopment of the site, cramped and out of character with the surrounding residential area and thus breaches SOLP G6, G2, H4 and D3.

Impact on immediate neighbours: The proposed building would be very close to the bungalow – about 5 metres from its front door thus completely overshadowing and dominating it. The rear of 4 Woodlands Road would be between 22 and 26 metres away and thus find the house overbearing and un-neighbourly. Both properties would find the amenity value of their gardens greatly reduced thus breaching policies G6 and D4.

There are issues concerning trees on the site (TPOs) and the impact of the building construction on trees and plantings in the neighbours' gardens thus further reducing their amenity value – breaching policy D4.

There are also issues concerning the verge along Hazel gardens. This strip of land between the road and the front boundary of all the existing properties was left as a green strip of open space by agreement between the developers of hazel gardens and the Council. Since then SCPC has managed cutting the grass and the verge area with the costs being borne by the Hazel Gardens residents. The access to the proposed development would cut into and across this area.