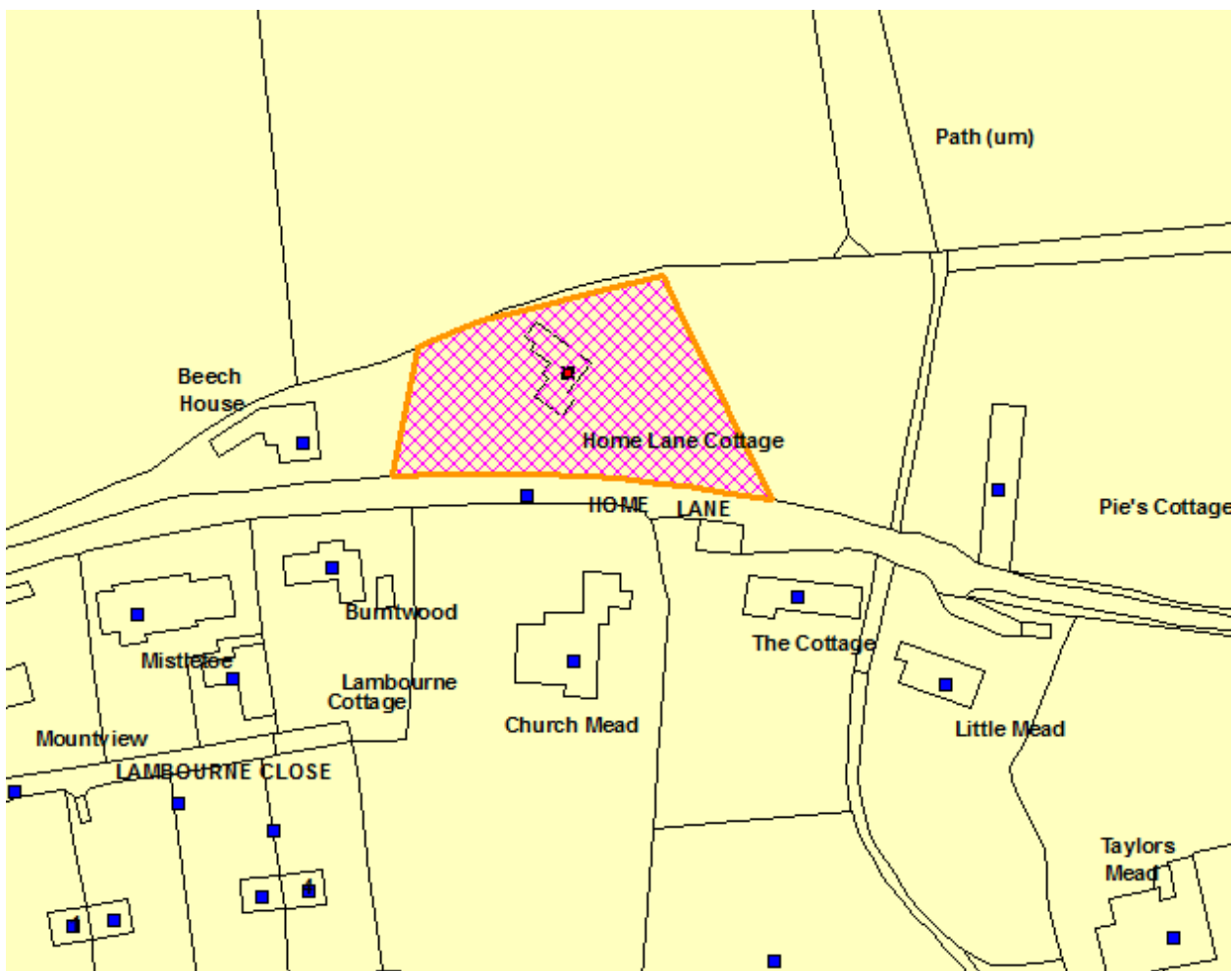


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PLANNING COMMITTEE

Case No: 19/00585/HOU
Proposal Description: This proposal includes a two-storey extension to the existing dwelling on the south-west elevation, to provide extra lounge and bedroom accommodation and a single storey extension to the west elevation, to provide a kitchen/dining space. The scheme also includes an external double garage (amended plans)
Address: Home Lane Cottage Home Lane Sparsholt SO21 2NN
Parish, or Ward if within Winchester City: Sparsholt
Applicants Name: Mr Jon Walthoe
Case Officer: Sean Quigley
Date Valid: 14 March 2019
Recommendation: Permit



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Case No: 19/00585/HOU

General Comments

The application is reported to Committee due to the number of objections received which are contrary to the officer's recommendation.

The Parish Council has also requested that the application be determined by the Planning Committee which is appended to this report.

Amended plans have been received which show:

- **the introduction of a glazed link between the existing house and the proposed two-storey extension**
- **dark wooden shingle cladding to replace lighter "strip" timber cladding to extension**
- **removal of roof-lights in two storey extension**
- **1 proposed roof-light removed from the existing properties roof**
- **proposed window removed from the rear of the 2 storey extension at 1st floor level**

Site Description

This detached house in its own grounds is located outside the defined settlement boundary but within the Sparsholt Conservation Area. The site is on the boundary of the built-up part of part of Sparsholt with open countryside to the north. The unlisted building has an attractive frontage with applied black stained timber framing with white render details to the upper floor, a red brick ground floor, leaded windows and a tiled roof. The orientation within the plot and traditional features of this property with its engaged chimney makes a positive contribution to the character and appearance of the Conservation Area. There are other architectural features which define the early 20th century property as a Non-Designated Heritage Asset.

Proposal

The proposal includes a two-storey extension to the existing dwelling on the south-west elevation, to provide extra lounge and bedroom accommodation and a single storey extension to the west elevation, to provide a kitchen/dining space. The scheme also includes a detached single garage. The design has been significantly amended following discussions between the applicant, architect, representatives of the Parish Council and planning officers. The originally submitted scheme was considered not to relate well to the existing house, was over-dominant and incorporated inappropriate materials.

Relevant Planning History

Permission was granted for the construction of a three bay timber garage to the north of the house in 2001 (00/01887/FUL). This permission was not implemented.

Consultations

Head of Historic Environment – No objection

Representations:

Sparsholt Parish Council – object (see Appendix A)

13 letters of objection were received (11 to the original design and 2 to the amended scheme) objecting to the application for the following reasons:

- The NW facing window on the 1st floor overlooks Beech House to the west
- The extension is too close to Beech House to the west causing overlooking and loss of privacy
- The proposed double garage is inappropriate in its proposed location and is too close to the house
- Windows on the SE and SW sides of the extension will overlook Church Mead over the lane to the south
- The overall design is incongruous in relation to the existing property and will be easily viewed from the very narrow Home Lane
- The modern design does not fit with the host dwelling, the area or surrounding properties
- The development is inappropriate to the conservation area
- Objection based on overlooking, loss of privacy, design, appearance and materials.
- The new design certainly does not mimic existing buildings but neither does it respect existing styles and materials. It looks more like an industrial unit not an extension of an attractive house.
- The development is out of keeping with the area and adversely impact the look and character of Home Lane and the conservation area.
- The plate glass windows/sliding doors are not in keeping with the existing cottage or with the surrounding houses/there is excessive use of glass
- The character of the existing house would not be preserved
- The proposed garage detracts from the appearance of the existing house and from the character of the conservation area (this point was made by the Historic Environment Officer)

Reasons not material to planning and therefore not addressed in this report:

- The building work will damage verges and banks in the area
- Conditions should be added to ensure any damage is repaired
- Builder's vehicles should enter the site from the east end of Home Lane as this will cause less damage than access from the west

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy
Policies MTRA4, CP13 and CP20

Winchester Local Plan Part 2 - Development Management and Site Allocations
DM1, DM15, DM16, DM17, DM27 and DM29 of Local Plan Part 2 (2017).

Supplementary Planning Guidance
Sparsholt Village Design Statement

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High Quality Places - SPD (2015).

National Planning Policy Guidance/Statements:

National Planning Policy Framework
Planning Practice Guidance

Planning Considerations

Principle of development

The site is outside the defined settlement boundary of Sparsholt on land designated as countryside in the local plan. The property has an external floorspace of over 120sqm so LPP2 Policy DM3, which seeks to retain the stock of smaller properties in the countryside, does not apply. The site is within the Sparsholt Conservation Area. Whilst residential development is generally prohibited in the countryside, because the proposal is for the extension of an existing dwelling within its own curtilage, the principle of development is acceptable subject to it being in accordance with other relevant development plan policies and other material considerations.

Design/layout

The significantly revised proposals are for a large wrap-around extension with a single storey rear element and a two storey side/rear extension. An additional proposal is for a detached single garage. The revised two-storey extension occupies part of the garden to the south-west of the existing house and has overcome previous objections, and improves upon previous iterations of the design as it is set much further back from the front elevation of the house achieving the subservience required by established design guidance. The addition of a glazed link between the existing house and the two-storey extension will increase this subservience and highlight the developmental stages of the house.

Impact on the conservation area and existing property as a Non-Designated Heritage

Asset

The conservation area in this part of Sparsholt is characterised by detached properties in large garden plots set back from the lanes. The lanes reflect Sparsholt's rural agricultural past, being narrow and sunken with hedging and trees growing above. The frontage of Home Lane Cottage is noticeable by its distinctive timbers and windows, but only in the vicinity of the drive to the house. For this reason the extension has been set well back from the front elevation of the house. The existing landscaping contributes to the character of the conservation area and it will be retained. Whilst there will be glimpses of the proposed development when travelling along Home Lane as the property sits on elevated ground, its orientation means it will not have a harmful impact on the character and appearance of the conservation area.

There is no doubt that the roof of the proposed two storey element of the scheme will be seen in glimpses. The treatment of the roofscape is a crucial element in the overall design. It is considered that the shape and use of natural material for the roof is of sufficiently high quality design to make a positive contribution to the appearance of the conservation area. The "strip" timber cladding has been replaced with dark brown timber shingles in the amended design which will reduce the visual impact of the extension. There are no objections to the single storey element of the proposal to the rear as this will have little or no impact on the character or appearance of the conservation area.

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In conservation areas such as Sparsholt, there can be considerable variety of building styles. In such circumstances it is the scale, massing and disposition of buildings which provide the predominant character framework. This contemporary scheme responds sympathetically to the existing settlement pattern of large houses with substantial extensions.

A number of representations made in relation to the application, including the Parish Council, consider that the proposal is contrary to the Sparsholt Village Design Statement (VDS). In particular, objectors contend that the proposal deviates from VDS DG14 which requires extension to be in sympathy with and subservient to the existing building and its neighbours and be compatible with the shape, scale, design and character of the main house. Further, that the proposal is contrary to VDS DG16 which requires that building materials should harmonize with existing buildings. In response, the following should be noted;

- the VDS is dated and has been to a significant extent superseded by the LPP1 and LPP2 and the High Quality Places Supplementary Design Guidance. In this context reduced weight is attached to the VDS
- the extension takes account of the existing building and achieves the subservience required by the High Quality Places DPD
- whilst the VDS indicates that building materials should harmonise with the existing building, with an emphasis on brick, flint, tile and thatch, this does not mean that building materials should always match the existing. In this case the chosen materials - particularly the timber shingles which take their cues from the existing hanging tiles on the existing house - complement and harmonise with the existing house and this is an important part of the design. In addition, the predominant material, and certainly that most visible from public vantage points, will remain the red-brick and black-stained wood of the existing house
- the advice of the Historic Environment Officer is that that the proposed development will not detract from the status of the building as a non-designated heritage asset
- the revision adding a narrow, obscured glazed link to the two storey extension have improved the proposed scheme by setting that element away from the host property slightly, so that it won't appear as "bolted on" to the main house.

The unlisted detached house has an attractive frontage with applied timbers to the upper floor and is elevated from the sunken lane. The orientation within the plot and traditional features of this property with its engaged chimney makes a positive contribution to the character and appearance of the Conservation Area as acknowledged in the Village Design Statement. There are other architectural features which define the early 20th century property as a Non-Designated Heritage Asset.

One of the main objectives of development plan policies is to achieve a satisfactory relationship between extensions and the existing building. This can often best be achieved

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when the additions are subservient to the host dwelling using appropriate materials. The principle of a two storey extension is supported as the existing house is reasonably large for Sparsholt and is in a large plot - the principles of subservience have been adhered to. The extension has been designed so that it does not dominate the existing structure and the roofscape of the scheme is set down from the main house. The addition of a glazed link emphasises the subservience of the extension. The proposed extension is a contemporary design with an asymmetric timber shingle roof for the side two storey element of the extension which will clearly show the developmental stages of the house. The revised two storey extension is set significantly back from the front of the house, retaining the engaged chimney to the side of the property. Taken together, these elements combine to achieve the subservience required by local plan policies DM15, DM16, DM17, DM27 and DM29 and the High Quality Places design guidance.

Whilst the intention is for the extension to have a different style to allow it to be read separately from the existing house, the amended scheme incorporates traditional detailing that is in keeping with the existing construction including ridge tiles, bargeboards, eaves and soffits. This will improve the relationship between the two elements.

The proposed garage is in the optimal position in the plot, is proportionate to the host dwelling and is of a traditional design using appropriate materials.

Landscape/Trees

The proposed development does not affect any existing trees on the site which form an important component of the character and appearance of the conservation area and the existing residential plot. The existing landscaping, including that on the boundary of the site adjacent to the new two-storey element, contributes to the character of the conservation area and will be retained. A comprehensive landscape condition (4) is proposed to be attached to any permission. The proposal is in accordance with LPP2 Policy DM23 (Rural Character) which seeks to ensure development does not have a detrimental impact on the rural character of an area.

Highways/Parking

The proposal has no impact on highways or parking issues.

Other Matters

The Biodiversity Checklist and report submitted with the application confirms that there are no concerns relating to ecological issues. Condition 09 is recommended.

Recommendation

APPROVE subject to the following conditions:

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 No works shall commence on the extension and garage hereby approved until a full material schedule has been submitted to and approved in writing by the Local Planning Authority. The materials to be used shall be as specified in the Supporting Statement (Rev Case No: 19/00585/HOU

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A – Section 4 and 5) and the approved plans (see condition 03 below). The submitted schedule must specify in detail the proposed materials and methods of workmanship proposed, supplemented by labelled samples to be agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Details are required prior to works commencing to ensure that full details are submitted with the application to preserve the special architectural interest of the Non-Designated Heritage Asset and the character and appearance of the conservation area in accordance with Policies DM27, DM28 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16).

03 The development hereby approved shall be constructed in accordance with the following plans:

W-220-HOM-PL-001 - Existing Site Plan
W-220-HOM-PL-002 - Proposed Site Plan
W-220-HOM-PL-100 - Ground Floor Plan
W-220-HOM-PL-101 - First Floor Plan Option 1
W-220-HOM-PL-102 - Roof Plan
W-220-HOM-PL-103 - Ground Floor Garage
W-220-HOM-PL-200 - Elevations
W-220-HOM-PL-201 - Elevations
W-220-HOM-PL-202 - Elevations
W-220-HOM-PL-203 - Elevations
W-220-HOM-PL-300 - Section A
W-220-HOM-PL-301 - Section B

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

04 No development shall take place until details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- details of all trees, hedges and other planting to be retained
- planting plans
- written specifications and schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- implementation programme

All soft landscape works shall be carried out in accordance with the approved details.

The soft landscaping shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner.

If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or

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defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of the amenities of the locality

05 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interest of the amenities of the locality

06 No works shall commence on the main house, extension and garage hereby approved until full joinery details, at a scale of 1:5, including section/profile details where necessary and all types of finishes, have been submitted to and approved in writing by the Local Planning Authority. This to include window box detailing. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: Details are required prior to works commencing because insufficient detail was submitted with the application to preserve the special architectural / historic interest of the listed building [and/or the character and appearance of the conservation area] in accordance with Policies DM27, DM28, DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16).

07 All works of repair to the surrounding fabric and surfaces affected by the works hereby approved shall employ materials, traditional workmanship, and detailing, to match the existing in all respects, unless otherwise agreed in writing by the Local Planning Authority before the commencement of works on-site. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the special architectural interest of the Non-Designated Heritage Asset and the character and appearance of the conservation area in accordance with Policies DM27, DM28 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16).

08 Details in respect of the following shall be submitted to and approved in writing by the LPA before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- Technical specification for conservation rooflight
- Pattern detailing of timber shingles for roof and walls

Reason: To preserve the character and appearance of the conservation area in accordance with Policies DM27, DM28 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2019) Section 16).

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09 The development shall be carried out in accordance with the measures, conclusions and recommendations and to the timeframe for implementation as set out in the submitted Ecology Co-op Bat Emergence Survey Report (dated 13/6/19 – Project No: P3128) including the recommendations contained in Section 5 (p14-19). This includes obtaining a European Protected Species Licence and Bat Mitigation Class Licence. As part of the license application, a mitigation method statement shall be prepared to demonstrate that favourable conservation status of bats will be maintained through the life of the project. Thereafter the compensation and mitigation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To avoid impact on legally protected species (Wildlife and Countryside, Act 1981(as amended) and in accordance with NPPF para 175).

Informatives:

01 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

02 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 Joint Core Strategy: Policies MTRA4, CP13 and CP20

Local Plan Part 2: DM1, DM15, DM16, DM17, DM23, DM27 and DM29 of Local Plan Part 2

The High Quality Places Supplementary Planning Document (2015)

The Sparsholt Village Design Statement and the Sparsholt Conservation Area character Appraisal and Management Strategy.

03 In accordance with paragraph 38 of the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

04 During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

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05 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

APPENDIX A

Parish Councillor's request that a Planning Application be considered by the Planning Committee

Request from Councillor: Cllr Sue Wood (Chair, Sparsholt Parish Council)
Case Number: 19/00585/HOU
Site Address: Home Lane Cottage Home Lane Sparsholt
Proposal Description: This proposal includes a two-storey extension to the existing dwelling on the south-west elevation, to provide extra lounge and bedroom accommodation and a single storey extension to the west elevation, to provide a kitchen/dining space. The scheme also includes an external double garage (amended plans)
Requests that the item be considered by the Planning Committee for the following material planning reasons: <i>Home Lane Cottage is a Positive Building as identified in the Sparsholt Conservation Area Character Appraisal & Management Plan as making a special contribution to the area's architectural and historic interest and needing to be protected from demolition or unsuitable alterations.</i> <i>Sparsholt Parish Council have now met a number of times with the applicant to review the changes the applicant wishes to make. We do not believe that the recently submitted plans will preserve the Special Architectural Interest of the Non-Designated Heritage Asset and the character and appearance of the Conservation Area. In accordance with Policies DM27, DM28 and DM32 of the Winchester District Local Plan Part 2 Adopted 2017: Policy CP20 Winchester District Joint Core Strategy, NPPF (2019) Section 16.</i> <i>The Historic Environment Report dated 14th June (point 5) recognises that the proposed design" is a bold contemporary scheme with an asymmetric timber roof for the rear and side two storey element of the extension. It will clearly show the developmental stages of the house". However, the Parish Council do not agree with this statement.</i> <i>Home Lane cottage according to the Village Design Statement requires any alteration to be subject to DG14 "Extensions should be in sympathy and visually subservient to the existing buildings and its neighbours and be compatible with the shape, scale, design and character of the main house."</i> <i>The glass petition dividing the existing building from the proposed extension will define the Developmental Stages of the building. However, the bold contemporary design and the proposed materials are not in sympathy with the main house and a step too far for Sparsholt Parish Council to support this resubmitted application.</i> <i>We are pleased to see that the window has now been removed from the NW elevation and therefore the extension will not be so visually intrusive to the neighbouring property.</i> <i>There are 3 public footpaths to the rear of the property that will have views of the proposed extensions and therefore to approve such a contemporary and inappropriate design on a Positive House in the Village is unacceptable.</i>

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In summary SPC do not support this application and would require it to be referred to the Planning Committee were WCC planning department of a mind to approve it.

- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily

Once completed, please email this form to the relevant Planning Case Officer and the Head of Development Management.

APPENDIX B

Sparsholt Parish Council Comments for Planning Application 19/00585/HOU (3/6/190)

Having examined the revised plans for Home Lane Cottage Sparsholt Parish Council remain opposed to the application for the reasons stated below.

We are concerned that the revised drawings are out of alignment with the Design and Access statement and consider that the proposed changes should be fully documented in writing. As context, the Sparsholt Village Design Statement (VDS) references Home Lane Cottage (a 2storey cottage built in 1902) as a Positive Building (as identified in the Sparsholt Conservation Area Character Appraisal & Management Plan).

The VDS clearly sets out suggested design guidelines and additional goals to maintain the characteristics and conservation of the village. In the Council's view the revised drawings are in some instances worse than the original plans for Home Lane cottage. In particular the design deviates further from DG 14 and DG 16 of the VDS which state:

DG 14 - Extensions should be in sympathy with and subservient to the existing building and its neighbours and be compatible with the shape, scale, design, and character of the main house. They should not exceed the existing number of storeys. Extensions should not erode the existing tree cover on the plot.

DG 16 - Building materials should harmonise with existing buildings with an emphasis on brick, flint, tile and thatch. The overall colour of the building should reflect the rest of the village, with an emphasis on mid to dark red or brown and white or cream renders and washes. The use of hanging tiles and knapped flint work in traditional style is particularly encouraged. The revised two storey extension while subservient in height is not in sympathy with the existing building and its neighbours. The extensive use of timber cladding now proposed does not comply with the VDS Built Characteristics "emphasis on brick, flint, tile, thatch". The proposed roofline and overall materials look far too industrial/agricultural and as a result will cause the extension to be visually intrusive, dominate the main house and will in effect no longer be subservient in appearance to the main house. We note that the extension still comes toward Home Lane which will further exaggerate the dominance of the extension over the main house.

We continue to question the need for the window that has now being shown as triangular to divert it away from overlooking the house immediately next door. A triangular window is not in keeping with the characteristic of the main building. As previously stated we feel there is no need for this window at all, as the room has sufficient other windows and roof lights and it causes the extension to be more visibly intrusive to the neighbouring house. Finally, to further preserve the privacy of Beech House we recommend that a landscaping plan be agreed between the applicant and the owner of Beech House, to be submitted and approved by Winchester Council as part of the planning application.

Should this application be approved we would ask that a construction management plan be implemented because of the narrowness of the road and restricted parking in the area and that any damage to the highway, or verges be made good by the applicant on completion of the works.

Conclusion

Sparsholt Parish Council OBJECT to this application and if further changes are not made to comply with our VDS we ask that this is sent to the Planning Committee for consideration.

Comments on Amended Scheme (21/8/19)

Home Lane Cottage is a Positive Building as identified in the Sparsholt Conservation Area Character Appraisal & Management Plan as making a special contribution to the areas architectural and historic interest and needing to be protected from demolition or unsuitable alterations.

Sparsholt Parish Council have now met a number of times with the applicant to review the changes the applicant wishes to make. We do not believe that the recently submitted plans will preserve the Special Architectural Interest of the Non-Designated Heritage Asset and the character and appearance of the Conservation Area. In accordance with Policies DM27, DM28 and DM32 of the Winchester District Local Plan Part 2 Adopted 2017: Policy CP20 Winchester District Joint Core Strategy, NPPF (2019) Section 16.

The Historic Environment Report dated 14th June (point 5) recognises that the proposed design is a bold contemporary scheme with an asymmetric timber roof for the rear and side two storey element of the extension. It will clearly show the developmental stages of the house. However PC do not agree with this statement.

*Home Lane cottage according to the Village Design Statement requires any alteration to be subject to **DG14 Extensions should be in sympathy and visually subservient to the existing buildings and its neighbours and be compatible with the shape, scale, design and character of the main house.***

The glass partition dividing the existing building from the proposed extension will define the Developmental Stages of the building. However, the bold contemporary design and the proposed materials are not in sympathy with the main house and a step too far for Sparsholt Parish Council to support this resubmitted application.

We are pleased to see that the window has now been removed from the NW elevation and therefore the extension will not be so visually intrusive to the neighbouring property.

There are 3 public footpaths to the rear of the property that will have views of the proposed extensions and therefore to approve such a contemporary and inappropriate design on a Positive House in the Village is unacceptable.

In summary SPC do not support this application and would require it to be referred to the Planning Committee were WCC planning department of a mind to approve it.