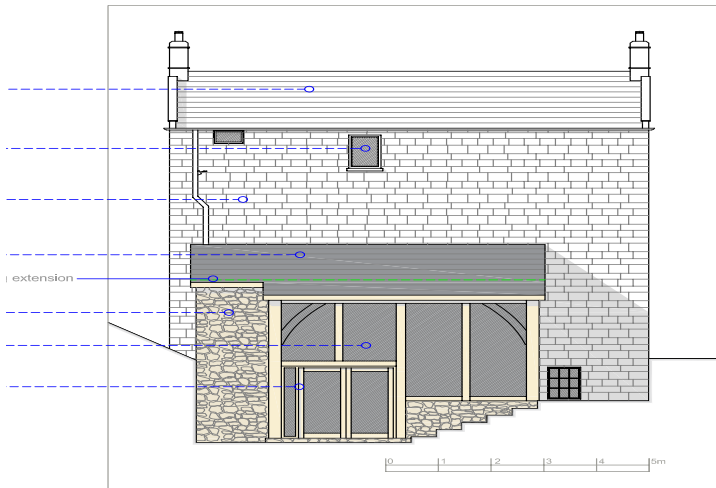


## Planning Working Group Report

### Tynning View 19/05075 FUL:



Rear Elevation (Garden) 1:100

### Craig Underdown comments

The property is within the Freshford conservation area and the rear elevation has an important aspect within this context. The applicants' agent makes reference to the Freshford and Limpley Stoke Neighbourhood Plan referencing young families remaining within the vicinity.

I believe the key policy here though within the Neighbourhood Plan is **3.3 Villages Design Statement Rationale;**

- **Design & Detailing** The proposals in this respect would appear to align most closely with the intentions of the policy viz:
- **Design**  
The considered approach to a replacement extension will be a positive addition to the immediate environment and the wider context of the conservation area.
- **Detailing**  
The materials palette will also ensure the quality of detail and into the future the natural patina of ageing oak will sit well, as above.

There is one concern given the prominence of the rear elevation to the immediate vicinity and the extent of glazing proposed, at night there may be some intrusion upon the amenity of neighbours as light potentially may spill out from the interior. Perhaps some permanent oak louvres or screening might ameliorate any harm in this respect.

**RECOMMENDATION: Subject to Councillor review; Support.**

### Ben Walters comments

This is essentially a replacement of the existing extension, albeit slightly larger. The more considered design and use of the materials will not only improve the aesthetic of the building, but also replacement of the old poorly insulated extension with one meeting current building regulations will improve the sustainability of the property.

**RECOMMENDATION; Support**

### Annabel Batchelor-Wylam comments

I believe this proposal to be an improvement to existing extension, surrounding area and to the whole conservation area and believe we should support it.

**RECOMMENDATION; Support**

## **Homewood Lodge 19/04935**

### **Craig Underdown comments**

As of the consented **19/01385** application for annexing the property to the Hotel, the main issues to consider are:

- - Principle of development in the Green Belt
- - Character and appearance
- - Residential amenity

The officer's conclusion at the time was that

*'it is therefore considered that the proposal complies with the relevant planning policies as outlined above and the proposal is recommended for approval.'*

This application seeks to amend the consent by a minor amendment (the addition of a first floor bathroom) that I believe does not significantly change the scale or nature of the proposals. Suggest that any consent contains the same conditions attached to the original.

**RECOMMENDATION: Subject to Councillor review; Comment only as above.**

### **Ben Walters comments**

This is a minor amendment of little significance, so I agree with Craig's recommendation to comment only.

**RECOMMENDATION: Subject to Councillor review; Comment only as above.**

### **Annabel Batchelor-Wylam comments**

Agree with Ben and Craig to comment only however, do think we need to raise with BANES that Freshford PC should be consulted on all Homewood applications as well as Hinton Charterhouse PC.

**RECOMMENDATION: Subject to Councillor review; Comment only as above.**