

REPORT TO THE DEVELOPMENT CONTROL COMMITTEE Report No.

Date of Meeting	17 th December 2008
Application Number	08/02499/FUL
Site Address	Three Willows, Gosditch, Ashton Keynes
Proposal	Erection of two-storey front extension to form granny annex following demolition of existing garage and new vehicular access (Revision to 08/00287/FUL)
Applicant	Mr & Mrs Ager
Town/Parish Council	Ashton Keynes
Grid Ref	404149 193909
Type of applications	Full application

Reason for the application being considered by Committee

This application has been submitted to the committee for decision under the scheme of delegation in force after the 8th April 2002 at the request of Councillors Greenaway and Clements to assess the size/scale of the proposed extension against the existing dwelling and the impact upon the locality and neighbours.

Summary of Report

This application is for the erection of a two-storey front extension to form a granny annex following the demolition of the existing garage. A new vehicular access is also proposed as part of this development. The site lies within the Ashton Keynes Conservation Area and village framework boundary, and forms part of the residential curtilage of Three Willows. The key points to consider are as follows:

- Implications on DC Core Policy C3
- Implications on Policy H8 which considers residential extensions.
- Implications on Policy HE1 which considers developments in the Conservation Area.

Officer Recommendation

Planning Permission be REFUSED.

Contact Officer	Céline Le Boedec-Hughes	01249 706 668	cleboedec-hughes@northwilts.gov.uk
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Proposal and Site Description

The proposal seeks to erect a two-storey front extension to form a granny annex following the demolition of the existing garage. A new vehicular access is also proposed as part of this development.

The development site is located in Ashton Keynes, and occupies a prominent location on the corner of Gosditch and the B4696. The property lies within the boundaries of the Ashton Keynes Conservation Area.

This is a revised application following a previous refusal (08/00287/FUL). The differences between this current application and the previous scheme are very minor, with a very slight reduction in footprint. The previous application was refused for the following reasons:

“The proposal, by reason of its design, scale and massing, would represent an incongruous addition which would be overbearing and visually out of keeping with the character and appearance of the original dwelling and would neither preserve or enhance the character and appearance of the Conservation Area. As such the development would be contrary to Policies C3, H8 and HE1 of the North Wiltshire Local Plan 2011”.

The plans submitted show that the proposed two-storey extension is to accommodate a granny annex with a garage, entrance hall and staircase at ground floor level and a bedroom, bathroom, kitchen/lounge above. The extension is to have a footprint measuring approximately 8.6m (at its widest) by 7.1m (at its deepest), with a projecting gable on the front and side elevations of the extension. Openings are proposed in the front and both side elevations of the extension.

A new vehicular access is also proposed as part of the development in order to improve the existing arrangement.

Planning History		
Application number	Proposal	Decision
08/00287/FUL	Erection of two-storey front extension to form granny annex, following demolition of existing garage and new vehicular access	Refused

Consultations

Parish Council – comments awaited.

County Highways – comments awaited.

Representations

No letters of support/objection have been received at this stage.

Planning Considerations

The new vehicular access is considered to be acceptable and will have no adverse impact on the character and appearance of the property or the streetscene. Any permission granted for this element should be subject to a number of conditions addressing landscaping and highway safety.

Three Willows is a modern detached dwelling which benefits from a double garage which protrudes

forward of the front elevation of the property by approximately 5.5m. The applicant is proposing to demolish this garage and build a two-storey extension in its place but on a larger footprint and to include a number of gables.

The property is set in a prominent location within the streetscene and within the Ashton Keynes Conservation Area and therefore Policies C3 and HE1 are of particular importance when determining this application. The proposed extension will be publicly visible from both Gosditch and the B4696.

The applicant has submitted a number of sketch drawings during the course of the previous application and prior to submitting this revised application but all show an extension on a very large footprint and of a design which is considered to be incongruous, overbearing and out of keeping with the existing property. The extensions proposed look like discordant and incoherent 'add-ons' rather than being integrated to the existing building.

The Ashton Keynes Conservation Area Statement states in 3.2 that the western end of Gosditch *"does not have the rurality of the High Street end, with modern 'suburban' style properties and substantial extensions. The result is a rather poor entrance into the village from this end"*. It is therefore considered that to approve the proposed extension would accentuate *"the poor entrance into the village"* and would have an adverse impact on the character of the streetscene.

The proposed extension, by reason of its siting, will be highly visible from both Gosditch and the B4696. It is considered that the extension will have an overbearing appearance and will dominate the property rather than being subservient to it and by reason of its scale, design and massing would sit uncomfortably against the original property. In addition, the proposal would neither preserve or enhance the character and appearance of the Conservation Area.

Recommendations and Proposed Informative

Planning permission be REFUSED for the following reason:

1. The proposed two-storey extension relates poorly to the existing property by reason of its siting, scale and design and sits uncomfortably against the original dwelling and the streetscene in general. As such, the proposal would have a harmful impact on the character and appearance of the existing property and the Conservation Area. The proposal would therefore be contrary to Policy C3 and HE1 of the North Wiltshire Local Plan (2011) and the Ashton Keynes Conservation Area Statement.

Informative:

1. This decision relates to documents/plans submitted with the application, listed below.
 - Site location plan, block plan and drawings showing proposed elevations, proposed first floor plan, proposed ground floor plan, existing elevations, existing ground floor plan and existing first floor plan received by the local planning authority 3rd November 2008.
2. The following policies of the Development Plan are relevant to this decision:-

North Wiltshire Local Plan 2011:- C3, HE1 and H8

Appendices:	<ul style="list-style-type: none">• None
Background Documents Used in the Preparation of this Report:	<ul style="list-style-type: none">• 1.20• 1.22• 2.02• 4.02• 4.03• 4.07• 5.01