

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	3 <sup>rd</sup> November 2010		
Application Number	10/03576/FUL		
Site Address	Towpath Cottage, 4 Brook End, Luckington, Chippenham, SN14 6PJ		
Proposal	Two Storey Extension		
Applicant	Mr Nicoll		
Town/Parish Council	Luckington		
Electoral Division	Sherston	Unitary Member	John Thomson
Grid Ref	383947 184226		
Type of application	FUL		
Case Officer	Sue Hillier	01249 706685	sue.hillier@wiltshire.gov.uk

### Reason for the application being considered by Committee

Councillor John Thomson has requested it be called to Committee for members to consider the impact of the extension.

### 1. Report Summary

To consider the above application and to recommend that planning permission be REFUSED.

Luckington and Alderton Parish Council have not yet commented on the planning application as the consultation period has not expired at the time of preparing this report.

### 2. Main Issues

The application is for a two storey extension. This application is resubmission of a previous application (09/2109/FUL), which was refused on the 25<sup>th</sup> January 2010 as it was considered the proposed extension by means of size, scale and massing would be a discordant element to the property and would have an adverse impact on the character and appearance of the dwelling and would neither preserve or enhance the Luckington Conservation Area and the Area of Outstanding Natural Beauty and would detract from the rural character of the area.

- Implications on DC Core Policy C3, H8, HE1 and NE4.

### 3. Site Description

The development site is located within the hamlet of Brook End in Luckington. The property is two storey and is situated at the end of a terrace of four dwellings. The dwelling lies within the Luckington Conservation Area and an Area of Outstanding Natural Beauty and within a Flood Zone 3.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>78/1740/FUL</b>	<b>First Floor Extension</b>	<b>Permitted Development</b>
<b>03/02402/FUL</b>	<b>Porch</b>	<b>Permitted</b>
<b>06//00667/FUL</b>	<b>Single Storey Extensions</b>	<b>Refused</b>
<b>06/03244/FUL</b>	<b>Single Storey Extension</b>	<b>Permitted</b>
<b>09/02109/FUL</b>	<b>Two Storey Extension - identical to current application</b>	<b>Refused</b>

## **5. Proposal**

The proposed extension is to add a two storey, wrap around extension to the side and rear of the property, forming a gable on the side elevation and a catslide roof to the front. The extension will enlarge the kitchen/family room on the ground floor and a bathroom on the first floor. The materials proposed to be used are natural stone and clay double Roman roof tiles.

## **6. Consultations**

Luckington and Alderton Parish Council - comments are awaited as the consultation period expires on 21 October..

Highways officer - no objections.

The Conservation Officer - the cottage is at the end of a terrace of four nineteenth century cottages, at the edge of the settlement of Brook End. The cottage has already undergone substantial extension, with a two storey side extension and porch that breaks forward of the front building line. The proposed two storey extension, given its size, location and form would neither preserve nor enhance the character or appearance of this part of the conservation area and the proposals are therefore contrary to policies C3 and HE1 and recommend refusal.

## **7. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

There have been no letters of objection/support at the time of preparing this report and the consultation period has not yet expired.

## **8. Planning Considerations**

The application seeks permission for a two storey extension which will wrap around the side and rear of the host dwelling. The property has been substantially extended already, with a total footprint now of 99.4m<sup>2</sup>, the original cottage being approximately 48m<sup>2</sup>. The proposed extension would create additional living space and increase the footprint further by approximately 19.5m<sup>2</sup>.

The existing cottage is situated at the end of a terrace within the Luckington Conservation Area and an Area of Outstanding Natural Beauty. This important elevation is the first view of the hamlet when approached from the south although it is acknowledged that such an approach is not heavily trafficked. The proposed extension will cumulatively alter the scale and massing of the cottage and as a consequence of the extension, the character of the building would be lost. The impact of the proposal would fail to preserve or enhance the Conservation Area character.

For the same reasons as the previous application, it is considered the proposed extension by means of its size, scale and massing would be a discordant element to the property and would have an adverse impact on the character and appearance of the dwelling and would neither preserve or enhance the Luckington Conservation Area and the Area of Outstanding Natural Beauty and would detract from the rural character of the surrounding area, contrary to policies C3, H8, HE1 and NE4 of the North Wiltshire Local Plan 2011.

## 9. Recommendation

Planning Permission be REFUSED for the following reason:

1. The proposed two storey extension by reason of its size, scale and massing would be an incongruous addition to the property and would fail to preserve or enhance the character of the Luckington Conservation Area and the Area of Outstanding natural Beauty and would detract from the rural character of the surrounding area, contrary to policies C3, H8, HE1 and NE4 of the North Wiltshire Local Plan 2011.

<b>Appendices:</b>	<b>None</b>
<b>Background Documents Used in the Preparation of this Report:</b>	<b>Drawings: 933/0101, 933/0311a and D &amp; A Statement. Documents: 1.20, 5.01</b>



