

Date of Meeting	15 th June 2017
Application Number	17/02061/FUL
Site Address	Hillside House, Lockeridge, Marlborough, Wiltshire SN8 4EL
Proposal	Erection of a replacement side extension, glazed link into associated outbuilding and new attached store, internal and external alterations to main house and outbuilding, associated hard and soft landscaping.
Applicant	Mr Mark Lawson
Town/Parish Council	FYFIELD WEST OVERTON
Ward	West Selkley ED (Cllr Jane Davies)
Grid Ref	414836 167897
Type of application	Full Planning Permission
Case Officer	Lucy Rutter

Reason for the application being considered by Committee:

This application was originally 'called-in' by former Divisional Member, Cllr Milton and is now brought to committee at the request of the current Divisional Member, Cllr Davies.

1. Purpose of Report

To consider the recommendation that the application be refused planning permission.

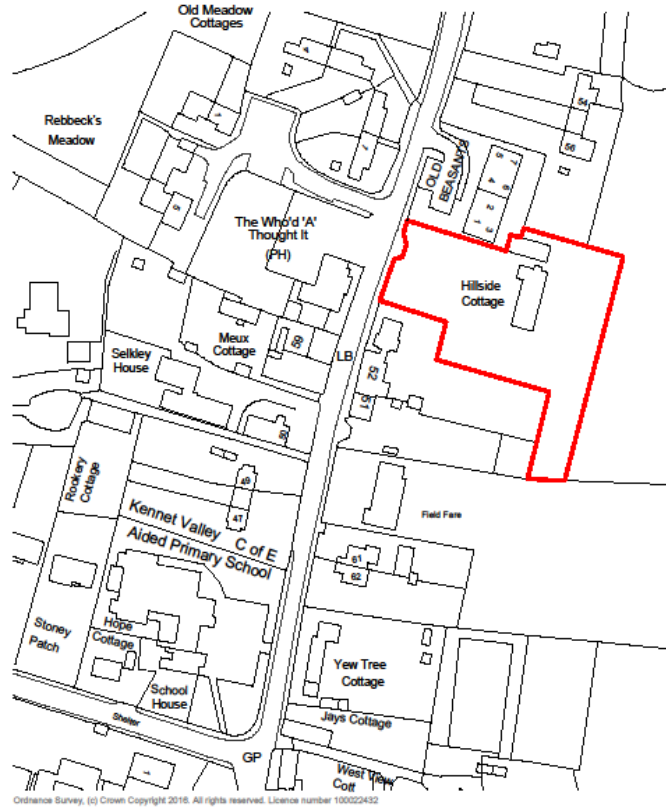
2. Report Summary

The key issues for consideration are:

- a) Scale, design and materials.
- b) Whether the proposal would cause harm to the character and setting of the listed building.
- c) Whether the proposal would preserve or enhance the character and appearance of the Lockeridge Conservation Area.
- d) Impact on neighbour amenity.
- e) Ecology

3. Site Description

The property to which the application relates is a grade II listed detached thatched dwelling situated within the village of Lockeridge. It is set back some distance from the road running through the village and is directly opposite the pub.



Site Location Plan

The property is constructed of Sarsen stone with limestone dressings, including stone mullion windows with timber framed doors throughout, leaded light windows in the principal elevation and timber framed windows in the rear elevation. The property benefits from a single storey side extension, built from red brick and stone with plain clay tiling to the roof. The property also benefits from a detached outbuilding positioned along the northern boundary of the site, built from matching materials. The dwellinghouse is approached via a gravel drive through extensive front gardens; it also has gardens to the rear overlooking open countryside.

The property lies within both the Lockeridge Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The latter would be unaffected as the property lies within the built-up part of the village.

The Historic England listing description for the property is as follows:

SU 16 NW WEST OVERTON LOCKERIDGE (east side) 9/137 Hillside Cottage II House. Late C17-early C18. Sarsen with limestone dressings, thatched roof. Two storeys, 3 bays with brick and tiled extension on left. Central boarded door with rustic thatched canopy leading to stair hall. Two and 3-light windows with rebated and ogee moulded mullions and surround and label moulds above. Gable brick stacks. Long sloping roof to lean-to with tall brick stack.

4. Planning History

K/37848/L - Change dining room to kitchen/dining. Form Study. Form bathroom adjacent to main bedroom within roof space. Lean-to conservatory. Form WC ground floor - Wednesday 29 September, 1999 (Approve with Conditions)

13/06167/LBC - Alterations to windows and doors of a curtilage listed structure - Monday 20 January, 2014 (Approve with Conditions)

16/08976/FUL - Erection of a replacement side extension, glazed link into associated outbuilding, and new attached store. Internal and external alterations to main house and associated outbuilding. Hard and soft landscaping proposals – WITHDRAWN

16/09419/LBC - Erection of a replacement side extension, glazed link into associated outbuilding, and new attached store. Internal and external alterations to main house and associated outbuilding. Hard and soft landscaping proposals – WITHDRAWN

5. The Proposal

As set out within the 'Assessment of Heritage Significance and Impact of the Proposals' document by Heritage Forum which accompanies the application, the proposal includes a number of elements which are listed below. All internal works referred to in the list are discussed separately within the associated report on the agenda as they require listed building consent but not planning permission.

- Re-positioning of the door between the entrance hall and the kitchen;
- Removal of the stud partition to the south bedroom;
- Insertion of a partition across the existing bathroom to form two small bathrooms, with the west bathroom being an en-suite to the south bedroom and accessed by a new door in the south wall of the bathroom;
- Insertion of a partition to the east side of the north bedroom to form a corridor leading to a new opening in the north gable wall to give access to the proposed extension;
- Demolition of the brick single-storey lean-to structures on the west and north sides of the former service extension to the north of the main house;
- The partial demolition of the service addition and its replacement with a 1.5 storey extension;
- The creation of a single storey link between the extension and the detached outbuilding to the north;
- Minor alterations within the detached outbuilding including the erection of a garden store to the north elevation.

The proposed side extension would measure approximately 10.6m in depth, 6.4m in width, 2.4m in height to the eaves and 6.3m to the ridge. Materials are proposed to match the existing extension through the use of facing red bricks and plain clay tiles to the roof. The rear of the extension would project beyond the rear elevation of the original property by approximately 4.6m. The purpose of the proposals is to provide a larger kitchen and dining space, along with a master bedroom and en-suite at first floor level.

The proposed link structure would measure approximately 4.5m in depth, 2.4m in width, 2.1m in height to the eaves and 3.4m in height to the ridge. Materials would include plain clay tiles to the roof, with a central glazed flat roof element above and glazed side elevations. The purpose of the link is to join the host dwelling and replacement side extension to the existing outbuilding which would be used as a utility, cloakroom and home office space.

The garden store would measure approximately 7.4m in depth, 2.5m in width, 2.2m in height to the eaves and 3.5m in height to the ridge. The roof would be pitched and the materials would include red facing red bricks to the walls and plain clay tiles to the roof to match the existing.

6. Planning Policy

Above the various tiers of planning policy and guidance is the over-arching statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the desirability of preserving the building or its setting (S16 & S66) and to the desirability of preserving the character and appearance of the conservation area (S72).

Wiltshire Core Strategy – Core Policies 57 (design) and 58 (historic environment), which require that designated heritage assets and their settings are conserved and where appropriate enhanced, in a manner appropriate to their significance.

Relevant policies within the National Planning Policy Framework (NPPF), namely sections 7 and 12, and guidance contained within the saved Planning Policy Statement 5 Practice Guide.

The Lockeridge Conservation Area Statement provides additional guidance.

7. Consultations

Wiltshire Council Conservation Officer

Objects to the proposals as they would cause less than substantial harm to the significance of the listed building.

Fyfield and West Overton Parish Council

No objection.

Wiltshire Council Ecologist

No comments received in respect of current application. No objection raised to previously withdrawn scheme (ref: 16/08976/FUL).

8. Publicity

The application has been advertised by way of a site notice and the occupiers of neighbouring properties have been consulted. No third party representations have been received.

9. Planning Considerations

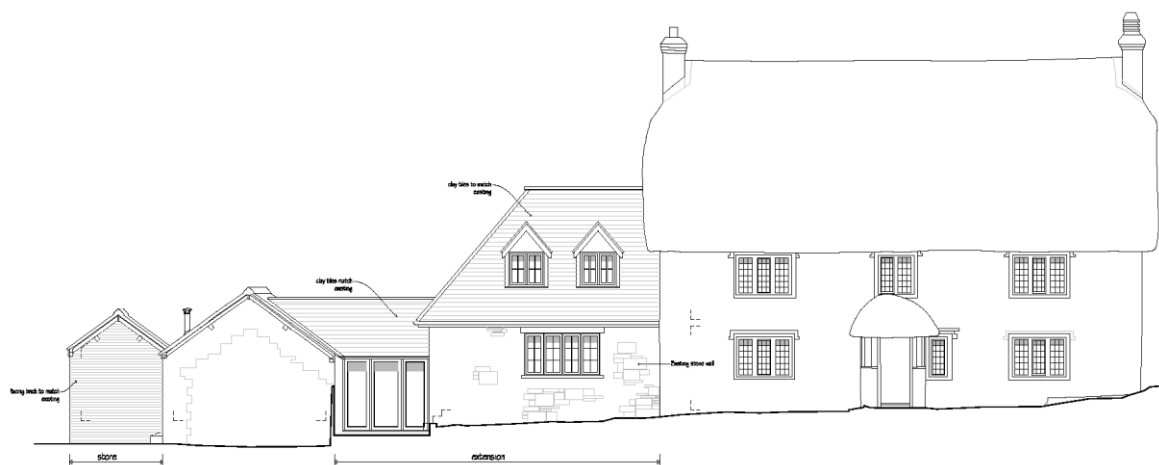
This section covers issues of relevance to both the listed building and associated planning application. Any proposed internal works only require listed building consent and are therefore discussed in the associated report for the listed building application. Planning and listed building applications submitted previously (under refs. 16/08976/FUL and 16/09419/LBC) were withdrawn after concerns were raised by officers regarding the potential impact of the proposals on the listed building. The revised scheme for consideration here is broadly similar although it is acknowledged that a few revisions have been made to the application. A summary of the changes is as follows:

- Front elevation of proposed side extension stepped back.
- Proposed side extension reduced in depth by approximately 50cm.
- Window design altered in rear and side elevation of proposed side extension.
- Ridge height of proposed link extension raised by approximately 10cm.
- Existing Sarsen stone wall exposed in front elevation of proposed side extension as opposed to the previously proposed facing red brick.
- Proposed link extension to have glazing in the flat roof element.
- Proposed veranda to the rear omitted from the scheme and replaced with terrace.
- Flat roof element of proposed extension omitted from the proposal.
- Proposed partition in ground floor living room omitted from proposal.
- Alterations to proposed openings/bathroom entrances at first floor level.

9.1 Scale, design and materials

The ridge line of the proposed side extension sits well below that of the original thatched dwelling, which is of benefit when viewed from the principal elevation as the extension appears as a subservient addition. However, the projection to the rear of the property, together with the proposed link extension, would result in extensions with a larger footprint than that of the original dwelling which would be overly dominant and would not respect the plan form of the original dwelling. The rear projecting gable feature also seems overly dominant in terms of mass and bulk and would therefore appear as an incongruous addition to the northern elevation of the property.

The design of the extensions is commented on in more detail below. There are no concerns regarding the garden store extension from a planning perspective.



Proposed Front Elevation



Proposed Rear Elevation

9.2 Whether the proposal would preserve the character and setting of the listed building

The main underlying principle for assessing this application in terms of the historic environment is the duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The underlying acts are now supported by the National Planning Policy Framework which outlines government policy towards the historic environment. Section 12 “Conserving and Enhancing the Historic Environment” sets out an overall aspiration for conserving heritage assets, in particular, paragraph 132 which states: ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.’

The local policy context is the Wiltshire Core Strategy and specifically Core Policy 58 which seeks to ensure the conservation of the historic environment and states that designated heritage assets and their settings will be conserved. Core Policy 57 seeks to ensure high quality design in new developments.

A key consideration is whether the proposed works would preserve the significance of the designated heritage asset (listed building).

Hillside House was originally built in the late 17th/early 18th century - it is constructed of Sarsen stone with limestone dressing (i.e. mullions) and a thatched roof. It was a rectangular two storey cottage with a room either side of a main entrance. The side addition was added at the turn of the 18th/19th century with further brick extensions added to this extension in the 20th century. There is now an entrance hall, sitting room, kitchen, dining room/sitting room and WC on the ground floor, three bedrooms and a bathroom on the first floor and an additional two bedrooms in the attic space. The outbuilding includes a utility room, garage and office. An assessment of all proposed internal changes has been made under the associated listed building application report.

With regard to the proposed demolition works, the conservation officer has no objection to the removal of the 20th century brick additions as these have limited architectural or historic interest. The single storey stone built addition dates from the late 18th early 19th century and is a small scale extension to the original house using matching materials. It has, however, been slightly compromised by the 20th century additions. This scheme would involve the removal of most of the stone addition except for the front Sarsen wall which is currently hidden by the brick addition. This side extension was added to provide a service area for the house with the chimney which may have been related to heating water for washing clothes etc. This function is not readily appreciated due to the internal changes and the addition of 20th century extensions. The losses of the evidence to this use i.e. the chimney and the historic fabric will have a slight negative impact on the significance of the house. The loss of the poorly designed 20th century additions such as the WC extension would be an improvement. The main consideration is the proposed replacement extension. The Historic England guidance for new additions in the historic context states:

The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

The overall architectural form of the house is typical of the local vernacular. The linear thatched cottage is very typical of the Wiltshire area and where these have been extended, it is often by means of a lower extension to the side, as is the current situation here. This is similar to other cottages and pairs of cottages in the locality. The linearity of their forms contributes positively to their character and appearance with a simple ‘two up two down’ plan form.



This view of the cottage from the rear shows the main house with the lower extension and then the scale of buildings dropping down to the outbuilding beyond. The rear of the cottage is set into the ground so the garden level is almost at cill level. The windows on the rear also appear to be 19th century insertions and it may have been the case that originally this facade was largely blank.

The conservation officer considers that the proposed addition of a 1.5 storey brick and tiled extension, which would project to the rear by approximately 4.6m, would have an adverse impact on the aesthetic value of the listed building and cause harm to its significance and setting. Whilst the applicant's agent has picked out particular elements, where the conservation officer has previously expressed concern, there is a need to evaluate the impact of the extension in terms of the combination of elements. Core Policy 57 of the Wiltshire Core Strategy requires a high standard of design in new development which should reflect local distinctiveness and character of Wiltshire by *Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines to effectively integrate the building into its setting and by being sympathetic to and conserving historic buildings and historic landscapes.*

As stated above, the cottage is typical of the local vernacular of Wiltshire which contains a large number of linear thatched cottages. The linearity of the building is part of its aesthetic value. The new extension would at the front respect the linearity, but would project substantially to the rear. The gable end would be a dominant architectural feature of the new addition and although the ridge height is similar to the existing extensions, its overall bulk and massing would be considerably increased. The long vertical windows in the new addition are larger in scale than the main house which has casement with a horizontal emphasis. Whilst it is appreciated that brick and tiles are used in the locality, the expanse of brickwork and large tiled roof seen in conjunction with the Sarsen stone of the main house would increase the prominence of the new addition. Dormers are not a feature of the locality and the addition of two to the front roof of the extension would increase the visual prominence of the roof.



Proposed North Elevation

The conservation officer considers that the glazed linking element to the outbuilding may potentially be achievable in a way that would limit its impact on the significance of the listed building. However, a pitched roof with a flat element is not a form found in the local vernacular houses. The glazed link element could be reduced in depth to remove the flat roof element and thus limit its impact on the roof of the outbuilding.

The proposed extension, due to a combination of elements, including siting, overall bulk, roof form and gable, scale of windows and materials would result in the new addition dominating the original asset, especially when viewed from the rear. The Historic England Guidance states that this is not good practice. It is stated in paragraph 4.5 of the Heritage Impact Statement that the way the existing front addition extends forward of the front elevation of the main part of the house detracts from the attractive appearance of the front elevation of the house. The conservation officer is of the view that the proposed extension which projects 4.6m beyond the rear building line would have a greater adverse visual impact on the rear facade of the building. It is acknowledged that the rear facade has slightly less significance than the front but the scale of the harmful impact of the new extension would be substantially greater.

Overall, it is considered that the proposals would cause less than substantial harm to the significance of the listed building. With reference to paragraph 134 of the NPPF, such harm is only acceptable if it is outweighed by public benefits, including securing the building's optimum viable use. The scheme only provides a private benefit to the occupiers of the property and the house is in a viable use. Consequently, there is no justification for allowing a scheme which would cause harm to the significance of the listed building. Recent case law has emphasised that the over-arching 'special regard' required by Section 16 of the Act should be seen as imposing a presumption against the granting of consent.

9.3. Whether the proposal would preserve or enhance the character or appearance of the Lockeridge Conservation Area

The property is also located within the Lockeridge Conservation Area. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 is therefore relevant, which requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Areas.

Due to the location of the house, set back from the road and hidden by vegetation, and the fact there are no public views of the property to the rear, the character and appearance of the conservation area would remain unharmed by the proposals.

9.4. Impact on neighbour amenity

There are no concerns regarding impact on neighbour amenity. Due to the single storey nature of the garden store extension and link extension, together with the low ridge height of the 1.5 storey addition, there would be minimal risk of overshadowing or loss of light as a result of the proposed development. In addition, the site is bounded by mature trees and hedging and therefore the development would be well screened from any neighbouring properties to the north. This would also ensure that there would be no overlooking or loss of privacy as a result of the proposed development.

9.5. Ecology

Evidence of bats roosting at the property was found by Stark Ecology, which was commissioned by the applicant to conduct a bat survey at the site. One common pipistrelle day roost was identified in the northern gable of the property. It is suggested within Stark Ecology's report that this roost would not be affected by the proposed works. A day roost was also identified in the roof of the single storey extension used by two common pipistrelles. In the event that planning permission were to be granted, the proposed demolition of the existing single storey extension, a licence from Natural England would be required. The demolition works would also need to be supervised by an appropriately licenced ecologist. Mitigation measures recommended by Stark Ecology include the installation of one Schweglar 2F bat box on a mature tree at the edge of the site.

No comments were received by the Council's Ecologist in respect of the current proposal, however, she raised no objection to the broadly similar previous submission ref: 16/08976/FUL as she was satisfied with the mitigation measures put forward by Stark Ecology. The ecologist noted that a comprehensive suite of bat surveys had been carried out at the appropriate time of year and that a bat licence from Natural England would most likely be obtainable due to the mitigation measures put forward.

10. Conclusion

The proposals would not have an adverse impact on neighbour amenity or the character and appearance of the conservation area and mitigation measures could be incorporated to address any ecological concerns. However, less than substantial harm to the significance of the listed building. With reference to paragraph 134 of the NPPF, such harm is only acceptable if it is outweighed by public benefits, including securing the building's optimum viable use. The scheme only provides a private benefit to the occupiers of the property and the house is in a viable use. Consequently, there is no justification for allowing a scheme which would cause harm to the significance of the listed building. Recent case law has emphasised that the overarching 'special regard' required by Section 16 of the Act should be seen as imposing a presumption against the granting of consent.

RECOMMENDATION:

That planning permission is REFUSED for the following reason:

The demolition of the existing extension would involve some loss of historic fabric which in turn would result in some loss to the value of the listed building. The proposed extension, due to its size, siting, form and materials would have an adverse impact on the architectural value and significance of the listed building. The level of harm would be less than substantial. As there is no public benefit to outweigh this harm, the proposals would be contrary to Sections 7 and 12 of the National Planning Policy Framework and Core Policies 57 and 58 of the Wiltshire Core Strategy.

