

Date of Meeting	19 th October 2017
Application Number	17/07475/FUL
Site Address	Caddens, Lower Road, Homington, Wiltshire, SP5 4NG
Proposal	Extensions, alterations and construction of replacement garage
Applicant	Mr G Munday and Miss C Howard
Town/Parish Council	Homington
Electoral Division	Homington – (Richard Clewer)
Grid Ref	412057 126039
Type of application	Full Planning
Case Officer	Joe Richardson

Reason for the application being considered by Committee

The application has been called-in by Cllr Clewer if officers are minded to approve.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- The principle of residential development in this location;
- Scale, design, materials and impact on neighbourhood amenity;
- Impact to the Homington Conservation Area and wider AONB
- Highway Impact

The publicity has generated five letters in objection of the application with an objection from the Homington Parish Council given to the proposed development.

3. Site Description

The application site is a detached dwelling house with a large residential curtilage located in the village of Homington. Core Policy 1 of the Wiltshire Core Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. The Wiltshire Core Strategy defines Homington as a settlement without a boundary. The dwelling house is located in the Homington Conservation Area and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).



4. Planning History

17/03126/FUL Extensions and alterations and construction of a replacement garage
REF 03.07.17

5. The Proposal

The application proposes to carry out various alterations and extensions to the main dwelling and erect a new double bay garage within the residential curtilage of the property.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) was adopted in January 2015 and constitutes the primary planning document. Also of relevance are the NPPF & NPPG.

7. Summary of consultation responses

Homington Parish Council – Object

WC Conservation Officer – Object

WC Highways Officer – No objection subject to conditions

8. Publicity

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated five letters of objection for the application with an objection from the Homington Parish Council given to the proposed development.

9. Planning Considerations

9.1 Principle of development and policy

The application site is a detached dwelling known as Caddens located in the settlement of Homington. Core Policy 1 of the Wiltshire Core Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Core Policy 1 of the Wiltshire Core Strategy (WCS) sets out the Settlement Strategy for Wiltshire, and identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. There are 4 categories: Principal Settlements, Market Towns, Local Service Centres and Large & Small Villages.

Core Policy 51 of the WCS states development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Core Policy 57 of the WCS requires there to be a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

Core Policy 58 of the WCS states development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. Nationally significant archaeological remains
 - ii. World Heritage Sites within and adjacent to Wiltshire
 - iii. Buildings and structures of special architectural or historic interest
 - iv. The special character or appearance of conservation areas
 - v. Historic parks and gardens
 - vi. Important landscapes, including registered battlefields and townscapes.
- Distinctive elements of Wiltshire's historic environment, including non-designated heritage

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

9.2 Design and Impact on area and amenity

The previous planning application (17/03126/FUL) was refused by Committee for the following reason:

The application site is located in the village of Homington within the Homington Conservation Area and Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The settlement is characterised by traditional dwellings interspersed by modest infill development. The proposed works would produce a substantially larger property, with a large detached garage located close to the narrow main road. Combined with the planned boundary works, the resultant development would be unsympathetic to the modest traditional character of the settlement, and set an undesirable precedent for similar development within the surrounding Conservation Area and wider Area of Outstanding Natural Beauty. Therefore the proposal is considered to contrary to the terms of Core

Policies 51, 57 and 58 of Wiltshire Core Strategy, the NPPF and Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

A revised proposal has been submitted that addresses the reason for refusal by:

- Reducing the extent of the front elevation/principal façade addressing Lower Road and consequently the visual mass and scale of the dwelling as proposed;
- Relocating the proposed replacement garage further back into the site/aligning the house footprint and maintaining a more open site frontage (responding to a notional building line extending across the site from May Cottage to Etrick House as shown on drawing 216083/01B).

It is proposed to alter and extend the existing dwelling through reconfiguration. The single storey element to the front (south) elevation as existing was an extension to the original built form of the property and so this element, together with the incongruous flat roof construction to the porch/utility room and existing garage will be demolished.

The roof will be entirely reconfigured to unify both the existing arrangement, remove the existing catslide pitch and encompassing new two storey extensions to the front and rear elevations. The site frontage will be defined by a wall and piers/railings (already constructed) with entrance gates and a hedge planted behind to reflect similar site frontages in the area. The eaves height of the dwelling will be raised slightly with the new plan adopting the existing 40 degree roof pitch and a coherent hipped roof form punctuated by chimney stacks to the reception rooms.

To the rear of the property, a single storey garden room in the form of a parapet/lantern roof arrangement is to be erected. The retention of the core of the existing house, extension and proposed siting of the garage building maintains the existing forecourt/frontage arrangement.

To the side (west) elevation, a porch structure set between the projections of the plan will provide sheltered access to the rear hall and provision will be made at this location for bins/recycling.

The house features rendered elevations and the latter will be retained. The proposed extensions to the dwelling house will redefine the appearance of the dwelling and will be constructed with facing brick elevations which is seen to be more in keeping with the context and overall street scene. The garage and garden room elements are proposed in facing brick and the former with a slate pitched roof referencing the main house.

The existing site is set back from the street boundary with the site frontage providing an access with a gravel driveway to the existing garage. The boundaries of the dwelling are a mixture of shrubs/planting and established hedgerow to the east adjacent to Etrick House and close boarded fences to the west adjacent to May Cottage. Views from the rear of the dwelling are of the open countryside.

Although it is noted that there may be a degree of overlooking with oblique views obtained from first floor windows on the rear elevation to that of the adjacent dwelling, Etrick House, it is considered by reason of the siting, orientation and general relationship between this

neighbouring dwelling and the proposed development, that it would not unduly disturb, interfere or conflict to the detriment of the existing occupiers.

9.3 Impact on the Homington Conservation Area and AONB

Consultation comments received from the Council's Conservation Officer state the following:

You will be aware that I commented on the pre-application proposals and the previous application (17/03126/FUL). In respect of my pre-application comments I said:

The existing building is of no historic interest and contributes little to the character of the CA. I would therefore have no objection to its demolition and replacement.

In terms of the design of the replacement, it should at least 'preserve' the existing character of the CA (section 72 of the Planning LB and CA Act 1990); meet the design requirements of CP57; the requirements of increasing significance of designated heritage assets (the CA) in CP58 and nurture local distinctiveness (para 131 of the chapter 12 of the NPPF).

The predominant character of Homington is a variety of styles of more modest vernacular buildings. The proposed design is classical in tone and high status (sash windows, portico etc). I would have preferred a design that was more vernacular in character and suggested a building that had incrementally grown. It seems odd to me (and at odds with the character of the proposed dwelling) to place an 'agricultural style' garage in a prominent position in front of a classically detailed building. I consider the design overly pretentious and suggest that an appraisal of the character of historic buildings in the locality should inform the design."

In respect of the previous (refused) application, my comments were as follows:

"In terms of the revised proposals, I think these are better in that the massing of the proposed new house is broken down more as evidenced by the more varied roof scape. However, I can see no appraisal of the character of the area and a justification for the design approach followed. I am also concerned that there seems to be a lack of commitment to quality materials as evidenced by the annotations on the plans i.e. render for the elevations and reconstituted stone sub cills, recon stone elevations on the rear. I also consider the siting of the large garage to the fore to result in the impression of a more cramped form of development, in contrast to the more spacious existing character.

For the above reasons, I am of the view that the proposed scheme would fail to enhance the significance of the Homington CA (a designated heritage asset)".

*In respect of the **current application** (called in to Committee), I note that the garage has been moved to the side of the house and this is welcomed although I would wish to see a clay tile used for the roof.*

The design of the house has evolved into something that is more reminiscent of suburban estate development i.e. windows that are too small and inelegant (particularly when they will house double glazed units with chunky glazing bars), the left hand side raised higher ridge, the central chimney (traditional chimneys tend to be to the side). The linking wall with 'timber' gate is understandable but at odds with the character of the conservation area where generally there are generous spaces around the building with views to countryside beyond. The introduction of a meaningful brick string course between the ground and first floor windows could add interest.

Finally the wall and with piers (either with railings or hedging) is particularly unappealing and at odds with the informal character of this rural conservation area. I would absolutely resist this element and recommend removing PD in respect of boundary treatments if this is possible.

*I recommend **refusal** of this application on the basis that the proposed scheme would fail to preserve the open character of the site; that it would introduce development of a suburban character and greater density such that it would erode the character of this rural CA. The proposals would fail to meet the aspirations of paragraph 131 of the NPPF which talks about the 'desirability of new development making a positive contribution to local character and distinctiveness. It also fails the text of core policy 57 which requires development 'to create a strong sense of place through drawing on the local context and being complimentary to the locality'. In respect of core policy 58, the proposals fail to enhance the significance of the Homington Conservation Area and thus fail to meet the requirements of this policy.*

Notwithstanding the comments received from the Council's Conservation Officer, the agent has provided a street scene drawing to show the proposed alterations to the dwelling against the surrounding dwellings. Further drawings have also been submitted showing the choice of material and render to be used on the proposed works this being, face brickwork to the front and eastern elevations and white render to the rear and western elevations.

Furthermore these comments received state the design of the proposed works to the dwelling are at odds with the surrounding vernacular and character of the area. In response to this, the design of the dwelling has evolved throughout this process taking consideration of the refusal reason of the previous scheme and should be seen as an improvement to the existing dwelling which does not hold any significant architectural merit. So it is considered the proposed works would improve the appearance of the dwelling within the street scene and surrounding area. Therefore, in the opinion of the case officer, the proposed works to the dwelling house will not cause any significant detrimental impact on the character of the Homington Conservation Area or to that of the AONB that would justify the refusal of planning permission.

9.4 Highways matters

Access to the proposed site is obtained via by the existing entrance to the site. A secondary access to the site has been removed. The proposed access to the site for this scheme would be via the existing opening to and from Lower Road with works already completed to enhance the visibility to and from the property. It is proposed to provide parking spaces for four vehicles with the erection of a double garage and garden room constructed with facing brick, sash windows with a slate pitched roof for the latter matching that of the works to the proposed dwelling. The Highways Team of Wiltshire Council have been consulted on this application and have raised no objection to the proposed works subject to conditions regarding the surface access and works being completed in accordance with the plans submitted.

10. Conclusion

The proposed development conforms to the objectives of Core Policies 51, 57 and 58 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission. Therefore, planning permission should be granted for the development.

11. RECOMMENDATION:

Approve with conditions