

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No.

Date of Meeting	6 <sup>th</sup> June 2012		
Application Number	12/00715/FUL		
Site Address	4 Kent End, Ashton Keynes, Wiltshire, SN6 6PF		
Proposal	Alterations and Extensions to Existing Detached Annex. Erection of Two Sheds and Greenhouse		
Applicant	Mrs S Cripps		
Town/Parish Council	Ashton Keynes		
Electoral Division	Minety	Unitary Member	Cllr Carole Soden
Grid Ref	405012 194398		
Type of application	FULL		
Case Officer	Lydia Lewis	01249 706643	lydia.lewis@wiltshire.gov.uk

## Reason for the application being considered by Committee

The application has been called to committee by Cllr Soden to consider: the scale of development; visual impact upon the surrounding area; relationship to adjoining properties; and design – bulk, height and general appearance.

### 1. Report Summary

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

### 2. Main Issues

The main issues in the consideration of this application are the acceptability of:

- Design, appearance and impact on the conservation area;
- Impact on residential amenity;
- Impact on trees; and
- Development and flood risk

The application has generated an objection from Ashton Keynes Parish Council as well as 1 letter of objection.

### 3. Site Description

The site extends to an area of approximately 0.29 hectares and is situated to the north of the village of Ashton Keynes within the Conservation Area, Flood Zone 3 and adjacent to a scheduled ancient monument. The site is situated within the Settlement Framework Boundary. A public footpath runs through the site and immediately to the south of the existing annex.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
None.		

## **5. Proposal**

The applicant seeks consent for alterations and extensions to the existing detached annex, and the erection of a potting shed, machinery store and greenhouse.

## **6. Planning Policy**

North Wiltshire Local Plan 2011

C3 – Development Control Policy

NE14 – Trees and the Control of New Development

HE1 – Development in Conservation Areas

HE5 – Scheduled Ancient Monuments and Nationally Important Features

H8 – Residential Extensions

## **7. Consultations**

Ashton Keynes Parish Council – The so called ‘existing annex’ is, as far as the Parish Council are aware, an unauthorised adaption of a stable with loft over, by a previous owner of this site, and was solely used as an office. The application is contrary to policy HE1 in that it would neither preserve nor enhance the character or appearance of the area. This applies to both the annex and the erection of two sheds and the greenhouse. The application is contrary to policy H8 as it is not in keeping with the host building in terms of scale, design and use of materials. The application would, due to its scale and design, be detrimental to this part of the Ashton Keynes Conservation Area.

English Heritage – The application should be determined in accordance with national and local policy guidance, and on the basis of the Council’s specialist conservation advice.

Environment Agency – The proposal falls within the scope of the Environment Agency’s Flood Risk Standing Advice.

County Archaeologist – No comments or objections.

Highways – On the basis that the case officer is satisfied that this proposal is ancillary to the main building, 4 Kent End, no highway objection is raised subject to conditions.

## **8. Publicity**

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

1 letter of objection has been received in response to the application publicity. The concerns raised are summarised below:

- Overlooking;
- Will open the possibility to it becoming a second dwelling, there is car parking allocated to the annexe on the plans; and
- The planning statement advises that the community has been consulted but this is not the case.

## 9. Planning Considerations

### Design, appearance and impact on Conservation Area

Policy HE1 of the Local Plan states that in Conservation Areas, proposals for development will only be permitted where the proposal will preserve or enhance the character or appearance of the area. Open spaces, village greens, gaps between buildings, fields, gardens and trees that provide attractive views and vistas to, from and within public areas will be protected from development that would fail to preserve or enhance the character or appearance of a Conservation Area.

Policy H8 of the Local Plan considers that household extensions and development within a residential curtilage will be permitted provided that a number of criteria are met including amongst other things: it is in keeping with the host building in terms of scale, form, materials and detailing, other than in the exceptional case of historic buildings, where a change of style and / or materials might be desirable to indicate the evolution of the building.

The reasoned justification to this policy states that where proposals for annexe accommodation are put forward these should be of scale that is proportionate to the existing dwelling and no larger than is functionally required.

The existing building incorporates a double garage, living room, WC and store at ground floor level and study / bedroom at first floor level. The existing garage element presently has a parapet wall to its southern elevation with a shallow lean to roof constructed of profiled metal. It is proposed that a pitched roof matching the height of the existing pitched roof be erected over the garage element. The existing single storey store on the north elevation would be increased in size slightly from 1.6 metres in depth to 2.6 metres and from 3.8 to 4.1 metres wide. This element has already been partially constructed on site.

The existing building appears as an outbuilding ancillary to the use of the main dwelling. The proposed works would largely retain the footprint of the existing building but would add a pitched roof over the garage element. The proposal is simply designed and would successfully retain the appearance of an ancillary outbuilding.

The following amendments have been made to the scheme following pre-application discussions and negotiations as part of the planning application process:

- The dormer windows have been removed from the northern elevation and replaced with 3 conservation roof lights that are smaller than the two initially proposed;
- All roof lights have been removed from the south elevation;
- The design of the proposed roof has been simplified now incorporating a gable end;
- The external joinery in the east elevation better reflects the existing arrangement; and
- The door has been removed from the south elevation.

The Conservation Officer has reviewed the revised proposals and has raised no objection. Conditions are recommended relating to material samples, details of timber finishes, external joinery details, and rooflight details. Further conditions restricting the annex to ancillary accommodation and restricting any alterations and extensions are recommended.

It is proposed that the machinery store and potting shed be constructed of timber with cedar roof shingles and the greenhouse be constructed using a timber frame above a stone plinth.

The applicant proposes to cover the northern roof slope with natural slate and the southern roof slope with solar effect pv tiles. The southern elevation is prominently located immediately adjacent to a public right of way and visible from the wider Conservation Area. The acceptability of the use of solar slates on this elevation given its prominence depends on the quality of the product proposed and the applicant has been asked to provide details of the proposed solar slates in order to come to a view on their acceptability. The applicants agent has advised that the tiles would

have a natural slate appearance but before deciding on the exact tiles to be used the cost efficiency of the different makes of tiles needs to be examined. It is therefore requested that a condition be attached to any planning consent requiring approval of the exact type of tiles.

On balance, and further to the submission of amended plans, it is considered that the design of the proposed development would be acceptable and would not compromise the character or appearance of this part of the Ashton Keynes Conservation Area in accordance with policies C3, HE1 and H8 of the adopted Local Plan.

#### Impact on residential amenity

Policy H8 of the Local Plan states that householder extensions and development within a residential curtilage will be permitted provided that a number of criteria are met, including amongst other things: it does not result in unneighbourly development, which would result in loss of light, overshadowing, loss of privacy, oppression or other harm to amenities of occupiers of either adjacent dwellings or the application property itself.

No new openings are proposed in the south elevation of the annex and the proposal would not therefore result in any overlooking of the neighbouring property The Willows. The annex is situated approximately 27 metres from The Willows and the proposal would not therefore result in any material overshadowing of this property.

The proposed machinery store would be situated approximately 0.8 metres from the boundary with The Willows but its limited height of 2.2 metres to eaves level with an overall height of 3.2 metres ensure it would not result in any material overshadowing.

#### Impact on trees

Policy NE14 states that permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes / ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development.

The Council's Arboriculturist and Landscape Officer initially raised concern regarding the position of the new machinery store which was proposed to be situated within the Root Protection Area of an established Lime Tree. The two Lime Trees positioned on this site have a significant contribution to Ashton Keynes Conservation Area and their importance is so great that their contribution has been mentioned in the Ashton Keynes Conservation Area.

Amended plans have been received moving the machinery store outside of the Root Protection Area and the proposed development would not therefore cause harm to existing trees on the site.

#### Development and flood risk

The site is situated in flood zone 3 (high risk of flooding). Buildings used for dwelling houses are classified as 'more vulnerable' and a Flood Risk Assessment (FRA) was therefore required in support of the application. In relation to flood risk assessments, the Agency's standing advice considers that to be acceptable the FRA must satisfactorily address the following requirements: finished floor levels; management of surface water; flood resilience and resistance; and other sources of flooding.

The submitted FRA states that records indicate that the site has not been subject to flooding in recent years. Nevertheless the proposal will include provision for surface water run-off, which is an improvement on the existing situation, as currently the run-off from the building drains directly onto adjacent ground surfaces. Furthermore, the internal finished floor level of the building has been raised by 150mm.

In light of the above, it is not considered that the proposed development would be subject to an unacceptable risk of flooding or materially increase the risk of flooding elsewhere.

## **10. Recommendation**

Planning Permission be GRANTED for the following reason:

The proposed development is considered to be acceptable and would be in keeping with the character and appearance of the area, and will have no adverse impact on the amenities currently enjoyed by the neighbouring residents or on the character or appearance of this part of the Ashton Keynes Conservation Area. The proposal would not be subject to an unacceptable risk of flooding or materially increase the risk of flooding elsewhere and is in accordance with Policies C3, HE1 and H8 of the adopted North Wiltshire Local Plan (2011).

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. No development shall commence on site until details of the materials to be used on the walls and roof of the proposed development, including details of the proposed solar slates have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

3. No works shall commence on site until details of the proposed rooflights (including size, manufacturer and model number) have been submitted to and approved in writing by the Local Planning Authority. The new rooflights shall be of a design which, when installed, do not project forward of the general roof surface.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

4. No works shall commence on site until details of all new external window and door joinery and/or metal framed glazing have been submitted to and approved in writing by the local planning authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: in the interests of preserving the character and appearance of this part of the Ashton Keynes Conservation Area.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

5. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the potting shed, machinery store and greenhouse have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use / occupied.

REASON: In the interests of visual amenity and the character and appearance of this part of the Ashton Keynes Conservation Area.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

7. The extension (building) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 4 Kent End, Ashton Keynes.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

POLICIES: C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

8. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

- 120106-08 A – Design scheme, date stamped 2<sup>nd</sup> May 2012
- 120106-09 A – Site plan block plan and garden buildings, date stamped 2<sup>nd</sup> May 2012
- 120106-01 – Location plan, date stamped 9<sup>th</sup> March 2012

REASON: To ensure that the development is implemented as approved.

9. No part of the development hereby approved shall be first brought into use until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

POLICY: C3 of the North Wiltshire Local Plan 2011.

