

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	19 th May 2010		
Application Number	10/01021/FUL		
Site Address	Grove Farm, Startley, Chippenham SN15 5HQ		
Proposal	Extensions and alterations		
Applicant	Mr and Mrs Humphrey		
Town/Parish Council	Great Somerford		
Electoral Division	Brinkworth	Unitary Member	Toby Sturgis
Grid Ref	394290 182573		
Type of application	Full		
Case Officer	Tracy Smith	01249 706642	tracy.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Sturgis has requested the application be considered by the Committee in respect of the size in relation to the holding.

1. Purpose of Report

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

2. Main Issues

The application is for two storey and single storey extensions to the property known as Grove Farm. The key issues are:

- Impact of the character and appearance of the host dwelling (Policies C3 and H8).

3. Site Description

Grove Farm comprises a modest detached dwelling constructed of brick, render and slate in the traditional cottage vernacular with a catslide (mono-pitch) roof on the rear elevation which forms a latter addition to the property. Prior to this more recent extension it was a two up two down cottage and currently has two bedrooms at first floor.

The property is set back from the road, partially obscured by existing farm buildings with views to the property only really achievable from any public vantage by the access itself.

4. Relevant Planning History		
Application number	Proposal	Decision
09/02258/FUL	Two storey extension and alterations	Withdrawn.

5. Proposal

The proposal sees to extend the cottage through providing essentially a first floor extension to the rear (effectively building out the catslide roof on a larger footprint) to form a twin rear gable feature together with a two storey extension to the side (as part of the rear twin gable) and a single storey extension to the side of the new two storey element.

The resultant effect of the extensions is that the property will increase in size to provide five bedrooms.

6. Consultations

Parish Council – raise no objections.

7. Publicity

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

1 letter of support has been received on grounds that the house and farm was formerly owned by the Council with the farm buildings falling into disrepair and the farmhouse too small and inadequate. The restoration of the buildings is welcome and a large family farmhouse at the centre seems right.

8. Planning Considerations

Impact on the character and appearance on the host dwelling

The extensions will increase the size of the dwelling from a modest two bedroom cottage to a large five bedroom dwelling.

The two storey extension to the rear and side is considered to be in keeping with the host dwelling, reflecting a traditional manner in which many cottages have been extended through the provision of an additional or twin gable. The two storey element to the side with its lower ridge height and being set back is also acceptable and in keeping. However, it is considered that it is the single storey element which results in the cumulative impact of the extensions being harmful to the character and appearance of the host dwelling.

The officer is mindful that the application may be approved. It is possible that the property could be extended further using permitted development rights. Accordingly, in order to prevent the exacerbation of the cumulative impact of extensions to this cottage, it is considered that in the event of any approval, it would be appropriate to withdraw the permitted development rights of the property in relation to extension in order that any extensions could be appropriately considered.

9. Recommendation

Planning Permission be REFUSED for the following reason:

1. The proposed extensions by reason of their scale, bulk and massing are out of keeping with the host dwelling which itself is a very modest cottage, contrary to Policies C3 and H8 of the adopted North Wiltshire Local Plan 2011.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.21 4.02 4.03 5.01

