

<b>Date of Meeting</b>	14 October 2015
<b>Application Number</b>	15/05061/FUL
<b>Site Address</b>	209 Conkwell, Winsley, Bradford on Avon Wiltshire BA15 2JF
<b>Proposal</b>	Single storey extension to front of property
<b>Applicant</b>	Mrs Rebecca Wheeler
<b>Town/Parish Council</b>	WINSLEY
<b>Electoral Division</b>	WINSLEY AND WESTWOOD
<b>Grid Ref</b>	379169 162599
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Kate Sullivan

### **Reason for the application being considered by Committee**

Councillor Magnus Macdonald requested that the application be considered by the Local Planning Authority, if the application is recommended for approval, for the following reasons:

- Relationship with adjoining properties;
- Bulk, height and general appearance.

### **1. Purpose of Report**

To assess the merits of the proposal and to recommend approval of the application

### **2. Report Summary**

The main issues to consider are:

- Principle of development
- Design issues
- Impact upon the character and appearance of the area
- Impact on the Green Belt
- Impact on the Area of Outstanding Natural Beauty (AONB)
- Impact on the area of high ecological value
- Impact upon the neighbouring amenity
- Highway impact
- Other

### **3. Site Description**

The application site is located within the hamlet of known as Conwell which is located between the Market Town of Bradford on Avon and the City of Bath. Conkwell is located within the Green Belt, the Cotswold Area of Outstanding Natural Beauty and is additionally recognised as an area of high ecological value.

The application site is accessed via a 'no through' road from Blackberry Lane that serves approximately 8 properties. The road slopes steeply away from Blackberry Lane and the

property attached above the host dwelling comprises of numbers 210, 211 and 212 which have been a single property for some time and who have recently constructed a new single storey contemporary extension which links the dwellings that sits perpendicular to the road with the adjacent properties.

The host dwelling, is north facing and sits elevated above the road and is attached at the rear to an extension to Myrtle Cottage, 208 Conkwell with the host dwellings garden sitting behind this recent extension. The host dwelling was extended following permission in 2012 by raising the roof and converting the loft.

#### **4. Planning History**

W/12/01825/FUL	Loft conversion with dormer windows – Approve with conditions 12.02.2013
W/06/00493/PDENQ	Dropped kerb - Approved

#### **5. The Proposal**

The application seeks to extend the property with a single storey front extension. This would enlarge the lounge and create a downstairs WC and new entrance porch.

The extension would be constructed of natural stone under a concrete tile roof. The roof would be asymmetric in design and would sit below the existing first floor windows. The front elevation would be constructed of green oak and would be glazed from waist height to the eaves. The lounge element of the extension would extend up to the building line of 211 Conkwell, the entrance extension would then be stepped back.

#### **6. Local Planning Policy**

Wiltshire Core Strategy, 2015

CP1 - Settlement Strategy, CP2 - Delivery Strategy, CP7 - Bradford on Avon Community Area, CP50 - Biodiversity and Geodiversity, CP51 –Landscape, CP57 - Ensuring High Quality Design and Place Shaping, CP61 - Transport and Development

National Planning Policy Framework, 2012

Planning Practice Guidance, 2014

#### **7. Summary of consultation responses**

Winsley and Westwood Parish Council: No comments have been received at the time of writing.

No other consultation responses have been received.

#### **8. Publicity**

The application was advertised by site notice and neighbouring letters. 3 letters of support were received raising the following comments:

- The use of more natural and traditional materials is supported
- The scale is in proportion to the original cottage

- The proposal is in keeping with the hamlet.

4 letters of objection have been received raising the following comments:

- The extension would bring the dwelling closer to the road which would harm the views down the valley;
- Loss of light to the attached dwelling - the extension would reduce the light into the living room;
- Loss of privacy to the attached dwelling - the entrance would be relocated and rather than sitting behind the existing small extension those using the entrance would have a clear view into the living room;
- Impact on the special character of the area by extending the dwelling forward;
- The property has already been extended by raising the roof and creating an additional floor;
- Loss of view
- Incompatible design and construction
- Roofline would create a chalet appearance which does not have a local precedent
- Glazing is not aesthetically sympathetic
- Concrete roof tiles are not in keeping, clay tiles, lead or zinc should be used.

## **9. Planning Considerations**

### 9.1 Principle of development

The application site is located outside the limits of development where new development would not be permitted. However, as the proposal is for a small extension to an existing dwelling the proposal would be considered to comply with the relevant criteria of CP1, CP2 and CP7 of the Wiltshire Core Strategy.

### 9.2 Design issues

The proposed extension would be constructed of traditional materials which would be appropriate for a dwelling in this location. Although the most recent alterations to dwellings in the immediate area have been of a contemporary nature, the use of traditional materials would not be resisted.

The proposed front extension would be subservient to the main the dwelling and the roof pitch has been design to ensure that it does not compromise the first floor windows. Whilst the roof has been design to be asymmetrical, it does not appear to be out of scale with the host dwelling.

Comments have been received expressing concern for the amount of glazing within the new extension, however, given that the extension is at ground floor, albeit on an elevated site, the level of proposed glazing would not be considered incongruous to a dwelling in this location.

The mass of the proposed extension has been reduced as the front extension has been set back to keep the existing gap between the properties. This helps maintain the organic nature of the dwellings in the immediate area and ensures that the proposal does not dominate the property.

Overall the design of the proposed front extension is considered acceptable in terms of scale, mass and detail and the proposal is considered to comply with the relevant criteria of CP57 of the Wiltshire Core Strategy.

### 9.3 Impact on the Character and appearance on the immediate area

The houses within this area of Conkwell are characterised by their rather haphazard nature. The properties sit on top of each other, and have evolved over time. The current proposal to alter and extend the host property therefore represents another evolution to the property and in itself would not be considered incongruous.

The proposed extension would result in the host dwelling being brought forward, in line with the gable end of the attached property. Whilst objections have been raised regarding the extension being brought forward, it is considered that there is not a defined building line. Additionally, the proposed extension does not sit closer to the road than the attached property. It is therefore considered that the proposal would not have an adverse impact upon the character and appearance of the area.

### 9.4 Impact on the Green Belt

The Green Belt is protected through legislation contained within the NPPF. Paragraph 189 states that *“a local planning authority should regard the construction of new buildings as inappropriate in Green Belt.”* There are a number of exceptions which include: *“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.”* It is noted that the host dwelling has been previously extended with the roof having been raised to allow for the loft space to be converted. The additional volume created by the proposed extension is considered to be proportionate to the host dwelling and therefore would comply with the first Green Belt test.

The second test for properties within the Green Belt relates to the effect of the proposal on the openness of the Green Belt. The proposed extension would be a modest, single storey extension that would be viewed against the current built form on the site and effectively infills the space between two adjoining properties. It is not therefore considered that the proposal would harm the openness of the Green Belt. The proposal is therefore considered to comply with the tests set out in the NPPF.

### 9.5 Impact on the Area of Outstanding Natural Beauty

The application site is located within the Cotswold Area of Outstanding Natural Beauty. The proposed extension would be a small subservient extension to the front elevation of the dwelling and would be visible from the AONB due to the elevated nature of the property, however, the extension would be viewed against the existing backdrop of the host dwelling and the dwellings on either side. Therefore the proposed extension by reason of its size, siting, design and materials is considered not to harm the special qualities of the AONB and complies with the relevant criteria CP51.

### 9.6 Impact on the High Ecological Value

The area which is proposed to be developed sits directly in front of the dwelling which is currently laid to garden/ patio/ access steps. It is therefore considered that the proposals would not have any impact on the area of high ecological value given that the proposal is for

development on already developed land which is located between the existing dwelling and the road. The proposal is therefore considered to comply with the relevant criteria of CP50 of the Wiltshire Core Strategy.

#### 9.7 Impact on the amenity

The proposed extension would bring the living room closer to the road than currently exists which would impact upon the neighbouring dwelling (211 Conkwell). It is noted that a small window which is understood to serve a living room of number 211 Conkwell is located in this side elevation and there is another window serving this room on the north-east elevation. The proposed extension has been designed so that the deepest element of the extension is located furthest away from this window and the use of the proposed extension that would sit immediately adjacent to the existing neighbouring window would serve an entrance to the hallway.

The owner of the neighbouring dwelling has submitted plans showing the increased overshadowing of this window as a result of the proposals. These plans show that the window serving the living room currently only receives direct sun light from 5:30pm onwards (with a date of 1<sup>st</sup> June). The plans go on to show that the proposed extension would cause partial overshadowing to this window from 6:30pm and would be in total shadow by 8:30pm. It is acknowledged that the neighbouring property would have reduced evening light as a result of the proposal, but due to the nature of the existing property which has another window serving the living room concerned, another reception room and the fact that the neighbouring property is located on higher ground, it is considered that the level of overshadowing caused by the proposed development would not be sufficient to warrant a refusal reason.

The neighbour has also objected to the main door to the dwelling being located closer to this window with visitors having a clear view into their dwelling. The current arrangement on site results in the French doors being used as the principle entrance (which would be in approximately the same location as the proposed doors). It is also noted that the area in front of the window could be used as a patio area for sitting out. It is therefore considered that the proposals would not create a greater level of overlooking to the neighbouring property than already exists on the site.

On balance, although there would be some loss of late evening light to the neighbouring dwelling given the context of the site, and the nature of the dwellings in the immediate area, it is considered that the proposal would not lead to an unreasonable impact on the neighbouring amenity and the proposal would comply with the relevant criteria of CP57.

It is acknowledged that the neighbouring property would not benefit from the view down the valley from this window as a result of the proposed extension, but views are not a material planning consideration.

#### 9.8 Impact on parking and highways

The proposal would develop an area of land that is enclosed as garden and elevated above the road. This area is not currently used for parking of a vehicle and the proposals would not therefore impact upon the parking provision on the site. The proposals are therefore considered to comply with the relevant criteria of CP61 of the Wiltshire Core Strategy.

## **10. Conclusion**

In conclusion, whilst it is acknowledged that there would be some impact on the neighbouring dwelling; the proposal is a small, subservient extension that would be constructed of appropriate materials and is not considered to harm the Green Belt, AONB or area of high ecological value and would on balance be an acceptable extension given the context of the site.

## **RECOMMENDATION**

- 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 The development hereby approved shall be carried out in accordance with the materials submitted in section 10 of the application form received 22.05.2015.

REASON: In the interest of preserving the character and appearance of the area.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg. No 101 Rev A received 29.05.2015 and Drg. No 201 Rev C received 29.05.2015

REASON: For the avoidance of doubt and in the interests of proper planning.