

# REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>08.12.2010</b>		
<b>Application Number</b>	<b>W/10/03172/FUL</b>		
<b>Site Address</b>	<b>12 High Street Steeple Ashton Wiltshire BA14 6EL</b>		
<b>Proposal</b>	<b>Demolition of existing rear extension and replacement with two storey extension, general repair and maintenance works to interior and exterior of existing listed building</b>		
<b>Applicant</b>	<b>Mr M Lavington</b>		
<b>Town/Parish Council</b>	<b>Steeple Ashton</b>		
<b>Electoral Division</b>	<b>Summerham And Seend</b>	<b>Unitary Member:</b>	<b>Jonathon Seed</b>
<b>Grid Ref</b>	<b>390506 157066</b>		
<b>Type of application</b>	<b>Full Plan</b>		
<b>Case Officer</b>	<b>Miss Jennifer Fivash</b>	01225 770344 Ext 5297 jennifer.fivash@wiltshire.gov.uk	

## Reason for the application being considered by Committee

Councillor Seed has requested that this item be determined by Committee due to:

- \* Scale of development
- \* Visual impact upon the surrounding area
- \* Relationship to adjoining properties
- \* Design - bulk, height, general appearance

## 1. Purpose of Report

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

Neighbourhood Responses

3 Letters of objection.

Parish/Town Council Response

Object

## 2. Main Issues

The main issues to consider are:

- Principle
- Impact on Listed Building
- Impact on Conservation Area
- Impact on Residential Amenity

### **3. Site Description**

The application site contains a detached grade II listed cottage located within the Conservation Area of Steeple Ashton. The Cottage is two stories in height with a raised rear garden. The rear garden is set behind a retaining wall constructed from natural stone which also borders the access road. The cottage has an existing single storey rear lean to extension. To the south east of the site is a two storey detached dwelling which shares the access point with the application site.

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

W/09/01112/LBC – Late consent for alterations to dwelling house – Consent 04.06.2009

W/09/01104/FUL – Retrospective application for single and two storey rear extension and alterations to dwelling house – Permission 04.06.2009

82/00147/HIS – Change of use from milk parlour to farm shop – Permission 27.04.1982

### **5. Proposal**

The application seeks permission for the demolition of the existing rear extension and the erection a two storey rear extension. The two storey extension would have a pitched roof which would cover the sides of the extension. Two roof lights would be inserted into the west roof slope of the proposed extension. The proposal would be constructed from materials to match the existing building.

The proposed extension at ground floor level would be 7.1 metres by 3.8 metre and the first floor would be 4.3 metres by 5.4 metres with a height of 5.98 metres to the ridge.

This application is a revised scheme to that approved under planning reference W/09/01104/FUL.

### **6. Planning Policy**

West Wiltshire District Plan First Alteration 2004

C17 Conservation Area

C18 New Development within Conservation Areas

C28 Alterations and Extensions to Listed Buildings

C31A Design

C38 Nuisance

PPS5 Planning for the Historic Environment

Steeple Ashton Village Design Guide

### **7. Consultations**

Steeple Ashton Parish council

Object.

Conservation Officer

Approve.

## **8. Publicity**

The application was advertised by site notice/press notice /neighbour notification.

Expiry date: 12 November 2010

Summary of points raised:

3 letters of objection received. Comments relate to:

- Loss of privacy
- Loss of daylight
- Size of roof
- Size of extension
- Overbearing
- Visually intrusive
- Design out of keeping with house and village
- Changing the balance of the property

## **9. Planning Considerations**

### **9.1 Principle**

This application is the resubmission of a previously approved planning application W/09/01104/FUL for a two storey rear extension. This extant permission has not been started due to the proposed extension intersecting a historic well within the rear garden of the property. The principle of extending the property by a two storey rear extension of the same height has already been established by this extant permission. Although the proposal is larger than the approved scheme the retention of the historic well is an important consideration and the implementation of the extant would result in damaging the well.

### **9.2 Listed Building**

The proposed extension is larger than the extant permission however the design and sympathetic use of materials would complement the character of the listed building. The tapered design with contemporary features mixed into the timber frame with brick infill mirroring the materials used in the host building resulting in bringing interest to the rear elevation which would reflect the side and front elevation of the property whilst maintaining the historic fabric of the property. Consequently although the addition of the proposed extension would change the character of the rear elevation of the building, it would not result in any significant loss of the special interest of the house.

The proposed rear extension would be large, however due to its stepped appearance, design, use of materials and a lower ridgeline than the host building, on balance it is considered to be acceptable to the character of the listed building. The extension would also allow for the preservation of the historic well and structurally support the rear wall of the listed building.

### **9.3 Conservation Area**

The proposal would preserve the character of the Conservation Area due to the use of sympathetic materials and the stepped in design of the extension the proposal would not represent a dominate feature as the proposal would only be partly visible for the road. Although the size of the extension is larger than the extant permission it is considered that on balance the proposal would not be detrimental to the special character and appearance of the Conservation Area.

### **9.4 Residential Amenity**

The proposal would not cause any additional overlooking due to the position of the extension. In terms of overshadowing and the overbearing raised in representations the proposal would cause minimal overshadowing to both the neighbouring properties due to the position of the extension in the

centre of the property so as to not cause detrimental harm to the amenities of the surrounding neighbours and therefore on balance the proposal is considered to be acceptable.

#### 9.5 Design

The roof line would be set down to the same height as the extant permission representing a subservient extension. The extension would use contemporary features within the design of the proposal which would mean that although the form of the building would be altered, the form of the original building would still remain legible and distinct and it is therefore considered on balance that the proposal is acceptable.

#### 9.6 Conclusion

The proposal complies with policy and planning permission should be granted subject to conditions.

**Recommendation:            Permission**

#### **For the following reason(s):**

**The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.**

#### **Subject to the following condition(s):**

- 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 and samples of the materials to be used for the external walls and roofs 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.

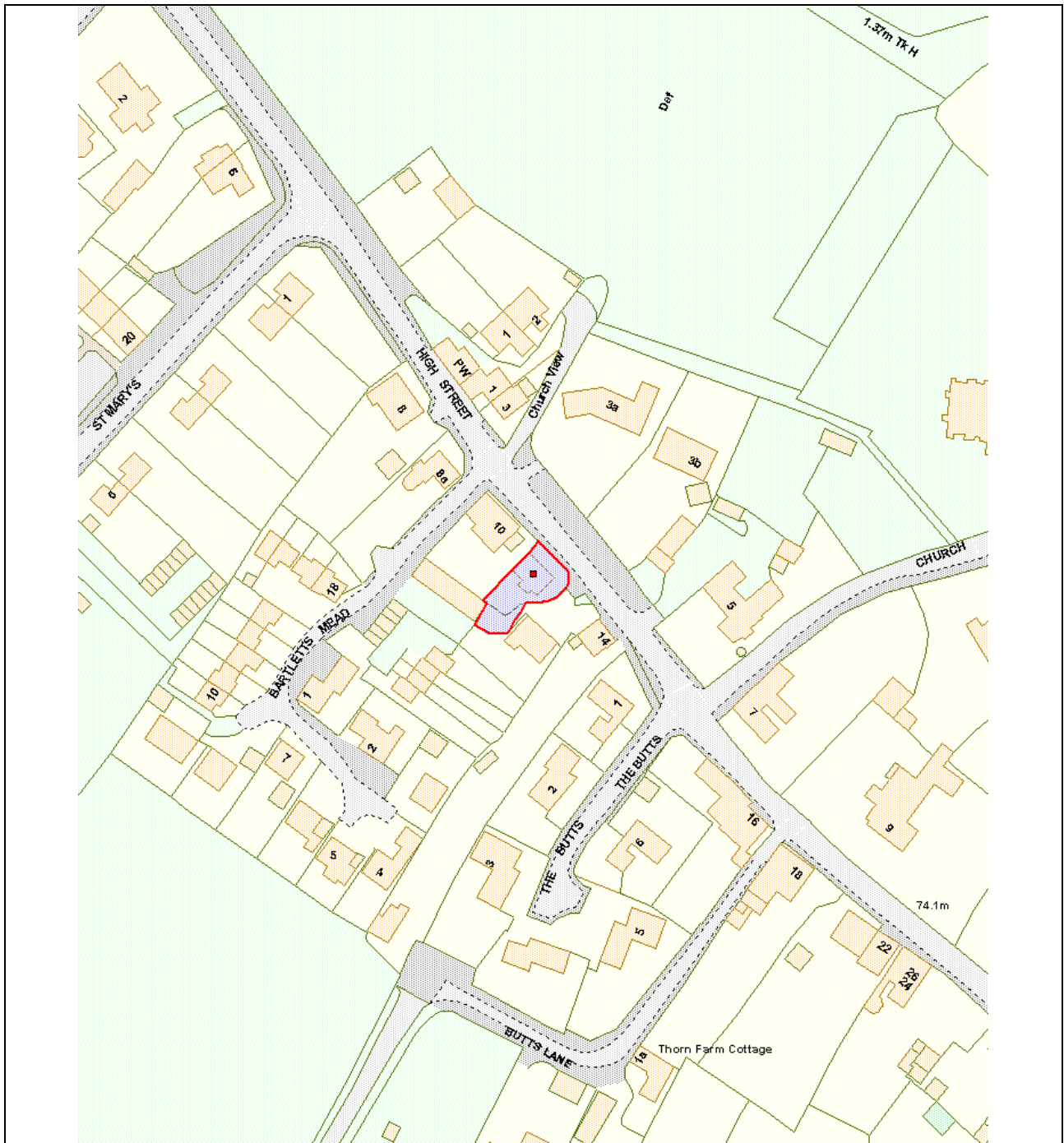
West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3     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), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the north west and south east elevations of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C38

<b>Appendices:</b>	
<b>Background Documents Used in the Preparation of this Report:</b>	



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©  
Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Tel: 01225 770344 Fax: 01225 770314 Development Control West Wiltshire Council  
Bradley Road Trowbridge Wiltshire BA14 0RD www.wiltshire.gov.uk

MSA: 100022961

## RELEVANT APPLICATION PLANS

Drawing : 1152/11 received on 06.10.2010  
Drawing : 1152/03A received on 18.10.2010  
Drawing : 1152/04A received on 06.10.2010  
Drawing : 1152/05 received on 06.10.2010  
Drawing : 1152/06A received on 06.10.2010  
Drawing : 1152/07B received on 06.10.2010  
Drawing : 1152/08B received on 06.10.2010  
Drawing : 1152/09A received on 06.10.2010

Drawing : 1152/10A received on 06.10.2010  
Drawing : LOG STORE received on 18.10.2010