

# REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	<b>08.12.2010</b>		
<b>Application Number</b>	<b>W/10/03173/LBC</b>		
<b>Site Address</b>	<b>12 High Street Steeple Ashton Wiltshire BA14 6EL</b>		
<b>Proposal</b>	<b>Demolition of rear extension and two storey rear extension</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>Listed building</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 listed building consent be granted subject to conditions.

Neighbourhood Responses

1 Letter of objection received.

Parish/Town Council Response

Object

## 2. Main Issues

The main issues to consider are:

- Impact on Listed Building
- Impact on setting
- Impact on Character
- Impact on historic fabric

### **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  
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/09/01112/LBC.

### **6. Planning Policy**

West Wiltshire District Plan First Alteration 2004  
C28 Alterations and Extensions to Listed Buildings

PPS5 Planning for the Historic Environment

Steeple Ashton Village Design Guide

### **7. Consultations**

Steeple Ashton Parish council

Object.

Conservation Officer

Approve. (See attached appendices for full comments.)

### **8. Publicity**

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

Expiry date: 12 November 2010

Summary of points raised:

1 letter of objection received. Comments relate to:

- Size of extension
- Changing the balance of the property
- Building losing its character

## **9. Planning Considerations**

### **9.1 Impact on Listed Building**

Considering the extant consent the proposed development would be larger than that already given consent. However the proposed extension will provide buttressing for the rear wall which is required to stop further movement of the rear elevation. The rear elevation has a different character to the front and side elevations being the use of materials being more random assortment of bricks and the timber being covered and the different style windows inserted over time. The addition of the extension would change the character of the rear elevation however it is considered that the proposal would not result in any significant loss of special interest of the house and is therefore on balance considered to be acceptable.

In addition the extension would also allow for the retention of the historic well within the garden and structurally support the rear wall and is therefore considered to be acceptable.

### **9.2 Impact on Setting**

Adjacent to the application site another grade II listed building. This building has already been altered to the rear. The proposed extension or though projecting from the rear wall more than the other rear extension would not harm the setting of this listed building due to the stepped nature of the proposal and its design features and materials mitigating the impact of the proposal and not resulting in over-riding harm to the setting of the listed buildings and is therefore considered to be acceptable.

### **9.3 Impact on Character**

The proposed extension would alter the character of the listed building however this would not be detrimental to the property. The design of the extension would, when viewed from the front, be only partly visible due to the tapered design of the extension. The stepped in form of the extension and the ridge height being below the host building reduces the impact of the extension and the use of traditional materials within the contemporary design reflects the original character of the property. The proposal due to the above on balance is considered to be acceptable to the character of the listed building.

### **9.4 Impact on Historic Fabric**

The proposal would result in a minimal loss on the historic fabric of the property and would result in the retention of the historic well which would be partly destroyed if the extant consent is built. It is therefore considered that due to the minimal loss of historic fabric the proposal is considered to be acceptable.

### **9.5 Conclusion**

The proposal complies with policy and listed building consent should be granted subject to conditions.

**Recommendation:            Consent**

**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 works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 - POLICIES: C31a and C28

- 3 No works shall commence on site until details of all new external window joinery 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 the listed building and its setting.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C28  
Planning Policy Statement 5: Planning for the Historic Environment

- 4 The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C28  
Planning Policy Statement 5: Planning for the Historic Environment

- 5 No works shall commence on site until details of all new or replacement rainwater goods (which shall be of metal construction and finished in black) and their means of fixing to the building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C28  
Planning Policy Statement 5: Planning for the Historic Environment

<b>Appendices:</b>	Conservation Officer Consultation  Application No.: 10/03173/LBC and 10/03172/FUL  This proposal for a large two storey rear extension that would be larger than that previously approved, however this has been
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designed to take into account the historic well that has been discovered. The previously approved extension sited a wall directly over the well which would have made future inspection and maintenance of the well impossible and would have damaged the well by the imposition of the foundations.

The proposed rear extension would have two parts – a wider section adjacent to the house, and a narrower section as it projects further into the garden.

The first part of the extension would have a width of 7.1 metres. The listed building is 10 metres wide and therefore the proposed extension would extend across most of the rear of the listed building. This part of the extension would project 3.8 metres. At this point the extension would narrow to 4.3 metres and project for a further 1.6 metres. The ridge of the proposed extension would be 1.2 metres below that of the host listed building.

In terms of design the proposal is a mixture of traditional form and materials with some contemporary features such as the glass panels in the south west elevation. The design of the extension would be complementary to the listed building and its proportions would give it a robust appearance yet one that would not take focus away from the dominance of the host listed building.

The first part of the extension would have low eaves with large roof slopes. At the shorter projecting distance this roof form would be a traditional response to extending this building. The second part of the extension would have eaves at 3 metres in height and a more simple gable roof form over.

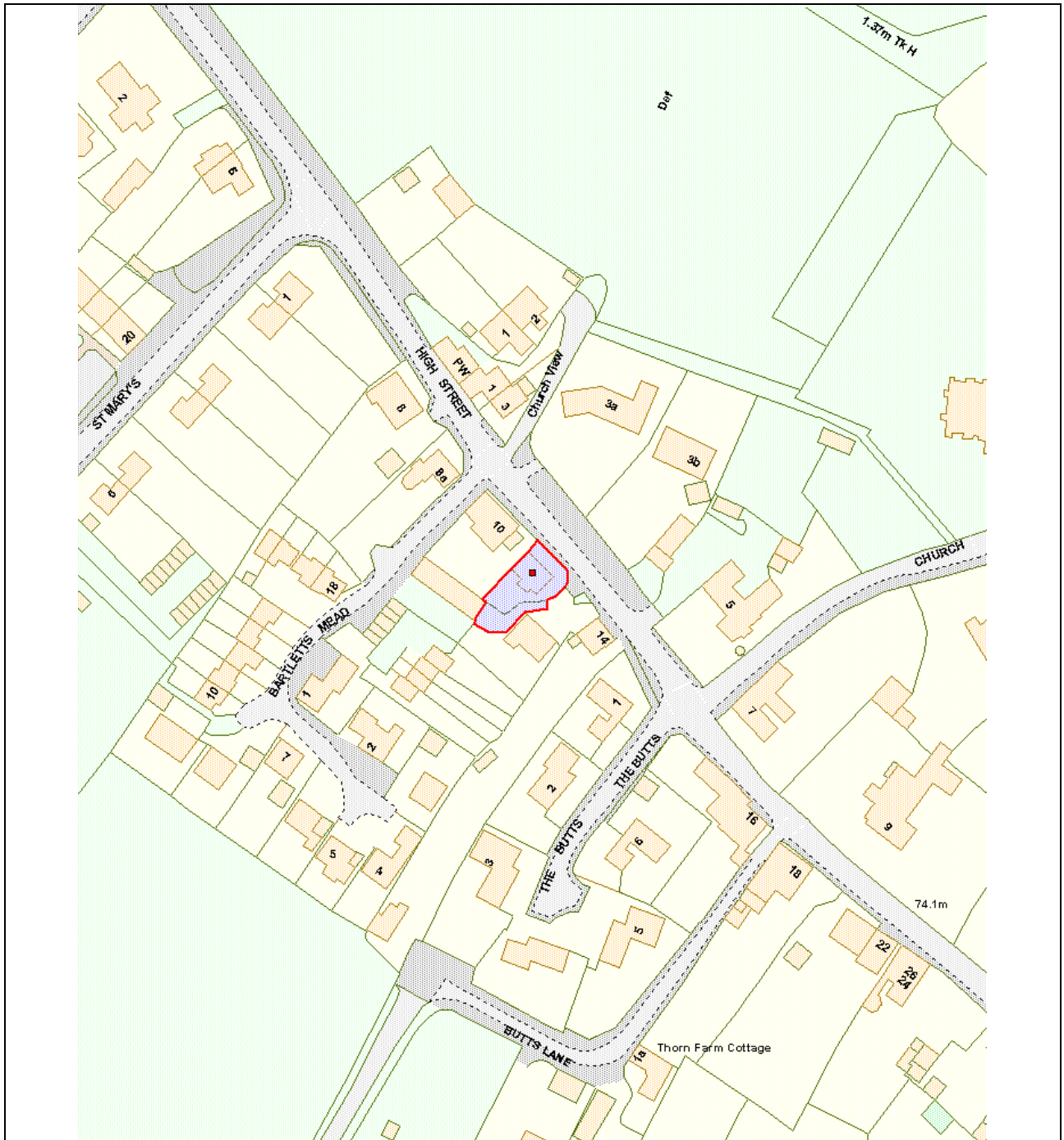
The character of the rear of this listed building is different from that of the front and sides. The front and sides are predominantly structural timber frame with brick infill panels and these are the primary parts of the character of the building. The rear elevation is a more random assortment of brick sections and some already covered timber framing, with odd windows that have been inserted over the years. The character of the rear is not as special as at the front and sides. The main point of interest in the rear elevation is the area of brick and stone in a very rough checkerboard pattern. This section of the rear wall would remain untouched. 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 form of the building would be altered quite substantially. However, the effect of stepping the extension to a more narrow form as it projects away from the listed building, and keeping the ridgeline lower, would diminish its proportions when obliquely viewed from the street and Conservation Area. The special character and appearance of the Conservation Area would not therefore suffer overt harm.

The contemporary features within the design of the proposal would mean that although the form of the building would be altered, the form of the original building would still remain legible and distinct. The extension would not pretend to be historic despite using some traditional features.

The proposed extension would result in minor interventions to

	<p>connect it to the main listed building. This would result in the loss of a minor amount of historic fabric such that no harm would be caused.</p> <p>The proposed materials for the extension would be high quality natural materials in keeping with the host listed building and the surroundings – a matching red clay brick, clay double roman tiles, metal guttering and downpipes, painted timber windows. These are acceptable and would add to the design and appearance of the extension.</p> <p>The neighbouring property is also a listed building and the setting of that building must be taken into account. The neighbouring property is a more substantial building and has itself been altered at the rear, although not to such a deep plan. The proposed extension would result in a change to the setting of the nearby listed building however due to the stepped nature of the proposal and its design features and materials, its impact would be mitigated and would not result in over-riding harm to that setting such that it would warrant a refusal.</p> <p>A new Structural Engineer’s Report has been prepared and submitted for this application. The report discusses the need for a continued buttress to the rear wall of the listed building, to prevent further movement. The proposed extension would act as this buttress and therefore would safeguard against future structural movement of the listed building in this direction.</p> <p>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 and to the special character and appearance of the Conservation Area. The extension would also allow for the preservation of the historic well and structurally support the rear wall of the listed building.</p> <p>Recommendation:        Approve</p> <p>Date: 22/11/10                                Signed:</p> <p>Russell Brown</p>
<p><b>Background Documents Used in the Preparation of this Report:</b></p>	



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## 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 : 1152/09A 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 : 1152/10A received on 06.10.2010  
Drawing : LOG STORE received on 18.10.2010