

Date of Meeting	21 st July 2016
Application Number	16/04776/LBC
Site Address	Boxhedge Cottage High Street Porton SP4 0LH
Proposal	Proposed two storey rear extension
Applicant	Mr & Mrs Pope
Town/Parish Council	IDMISTON
Electoral Division	BOURNE AND WOODVALLEY – (Councillor Mike Hewitt)
Grid Ref	418729 136509
Type of application	Listed Building Consent
Case Officer	Laura Baker

Reason for the application being considered by Committee

The application has been called in to committee by Councillor Hewitt as the application is recommended for refusal.

1. Purpose of Report

To consider the above application and the recommendation of the Area Development Manager that planning permission should be REFUSED.

2. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Planning History
- Impact on the Listed Building

3. Site Description

The application site is located on the High Street within the south of Porton. The property is a two storey detached dwelling that was formerly three separate cottages. The property is constructed from a timber frame with brick and render under a thatched roof. The property is grade II listed and falls within the Porton Conservation area. A footpath runs within close proximity to the site on the eastern boundary.

4. Planning History

There is no planning application history relevant to Boxhedge Cottage. A two storey new build is currently under construction in land adjacent to the property.

5. The Proposal

The application seeks listed building consent for to erect a two storey extension to the rear of the property. The purpose of the works is to provide an additional bedroom and ensuite bathroom at first floor level and sitting room on the ground floor. The extension is proposed to be constructed out of materials that will match the existing building.

6. Local Planning Policy

Planning (Listed Building and Conservation Areas) Act 1990

- Section 16: Preserving a Listed Building or its setting
- Section 66: Special considerations affecting planning functions

National Planning Policy Framework (NPPF):

- Section 12: Conserving and enhancing the historic environment
- Section 7 - Requiring good design

Wiltshire Core Strategy (WCS):

- Core Policy 58: Ensuring the conservation of the historic environment
- Core Policy 57: Ensuring high quality design and place shaping

7. Summary of consultation responses

Parish Council - No Objections

Salisbury Civic Society – Objections (negative impact upon the listed building)

Conservation - Objections (negative impact upon the listed building)

8. Publicity

The application was advertised by press / site notice and neighbour consultation letters.

2 letters of support have been received

9. Planning Considerations

9.1 Impact on the Listed Building and Conservation Area

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning

authority [or the Secretary of State] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The council has a duty under the PLBCA Act 1990 to pay special regard to preserving the character of listed buildings and conservation areas. Listed buildings are identified as being of national significance, and the considerations in handling applications for listed building consent are separate from those of planning permission, for which specialist advice is required to be sought just as would works affecting a scheduled monument. Change is of course not in itself objectionable, however the duty of special regard requires the council to consider the impact of any changes on the character and significance of listed buildings; unless exceptional circumstances exist, proposals that would adversely affect the character or significance should be rejected so that the wider community (both local and national) benefits of our finite heritage are maintained.

The Conservation Officer has advised that the primary significance of Boxhedge Cottage as a listed building is in its specific layout and the excellent survival of historic fabric; the level of visibility of the building or any part of it is rarely a relevant consideration in Listed Building Consent, however it is core to the considerations relevant to the Conservation Area. Some original fabric has been lost or altered to the property, however many of these changes contribute to the historic interest of the building's evolution.

The application states that the proposal is made as the 'living space is limited for a family size dwelling, and an upper floor master bedroom with ensuite that would make this dwelling suitable for modern living and family use'. The property was originally divided into three dwellings, this given it is not considered that the level of accommodation is so poor as to render it sufficiently undesirable that its occupancy (and thereby maintenance) could be jeopardised. The application proposes that three large reception rooms, four bedrooms and two bathrooms which, by thatched cottage standards, is a substantial range of accommodation, especially for the size of plot that it now occupies. It is therefore not considered that the application proposes any public benefits.

The proposal is a two-storey extension at right-angles to the rear of the existing building. The rear elevation of the existing building is in a single plane, with the centre bays of exposed historic timber-framing with infill panels of brick, plaster and flint. The proposed extension would be built over this wall, thereby removing it from external visibility, also cutting out a significant section of the timber-frame's essential eaves plate in order to create first floor access. The loss of visibility of the rear elevation and loss of fabric combine to generate a significant adverse impact on the character of the listed building; the application proposes that this external wall would remain exposed internally; the harm is created by denying its visibility alongside the rest of the rear of the cottage.

The size and bulk of the extension is also a concern. Its orientation is at ninety degrees to the existing and does not reflect the traditional form of extension of thatched cottages, where linearity would usually have been preserved for thatching reasons.

The extension would change the relationship between the property and its curtilage. The curtilage has already been significantly reduced in scale by the new dwelling to the south, and that remaining to the east would be inaccessible from the house due to the excavations necessary to construct the extension and ground levels. This would have a negative effect that would have a highly adverse impact on the setting of the listed building.

The visual impact of the works would be limited from the public realm, although there would be partial views of the new roof and stack, and therefore it is considered that the impact on the character of the Conservation Area is negligible.

10. Conclusion

In conclusion, it is considered that the proposed extension, by reason of its attachment to the rear of the listed building, the enlarged openings causing loss of significant historic fabric, its bulk, and the impact on its setting, would fail to preserve the character and setting of the listed building as required by s16 and s66 of the Act. It would also fail to meet the expectations of Wilts Core Strategy CP58 and NPPF para 134.

RECOMMENDATION: Refuse Listed Building Consent

- (1) The proposed extension, by reason of its attachment to the rear of the listed building, the enlarged openings causing loss of significant historic fabric, its bulk, and the impact on its setting, would fail to preserve the character and setting of the listed building as required by Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would also fail to meet the expectations of Wiltshire Core Strategy Core Policy 58 and NPPF.