

REPORT OUTLINE FOR AREA PLANNING COMMITTEES**Report No.**

Date of Meeting	7 December 2016
Application Number	16/07182/FUL and 16/07712/LBC
Site Address	8 The Forty Cricklade Wiltshire SN6 6HR
Proposal	Remove existing single storey rear porch, construction of two storey gable to rear and construction of flat roof extension to rear.
Applicant	Mr & Mrs Lally
Town/Parish Council	CRICKLADE
Electoral Division	CRICKLADE AND LATTON – Cllr Bob Jones
Grid Ref	409925 193169
Type of application	Full Planning
Case Officer	Sam Croft

Reason for the application being considered by Committee

Applications called in by Councillor Bob Jones for the due consideration for development of support for listed building.

1. Purpose of Report

To consider the above applications and to recommend REFUSAL.

2. Report Summary

The main issues in the consideration of this application are as follows:

- Impact on the Listed Building & Conservation Area
- Impact on the locality/amenity
- Highways

Cricklade Town Council supports the application subject to approval from the Conservation Officer regarding the window provision, and the neighbour's concerns. 2 letters were received from local residents of which 1 was in objection to the proposal in its current form and 1 which raised no formal objection but raised a number of matters for considerations.

3. Site Description

The property is a Grade II Listed house located on the B4553 in Cricklade, Wiltshire. The site is also located within the Cricklade Conservation Area. Vehicular access to the property is via a private driveway off the main road.

4. Planning History

No relevant planning history

5. The Proposal

The applications seeks the removal of existing single storey porch to rear of property and the construction of new two storey gable and single storey flat roof with parapet wall. The extension will provide dining room and play room at ground floor level with a master bedroom and ensuite on the first floor. The single storey extension will comprise flat roof with traditional roof lantern along with bifold doors to rear. The gable extension will comprise bifold doors to side and window to rear along with double doors to first floor with handrail. At ground floor level the exposed timber joists to ceiling are to receive plasterboard with plaster skim, existing historic beams are to be retained and kept visible.

The plaster throughout the property is defective in various areas and it is proposed to remove all plaster and replace with plasterboard and skim.

The extension walls to the rear are proposed to be Cotswold rubble stone to the lower portions with smooth coat of-white painted render to the upper proportions. Dressed stone quoins are proposed to all corners and gable ends.

6. Local Planning Policy

National Planning Policy Framework 2012 (NPPF)

Paragraph 7, 14 and 17

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 8 - Promoting Healthy Communities

Section 12 - Conserving and Enhancing the Historic Environment

Wiltshire Core Strategy (Adopted January 2015)

CP57 - Ensuring High Quality Design and Place Shaping

CP58 - Ensuring the conservation of the historic environment

7. Summary of consultation responses

Cricklade Town Council - This is an application for an extension and alterations to a Grade II Listed Building. The construction materials appear to be in keeping with the original building. The flat roof with lantern may minimise the impact to the adjoining neighbouring property and the applicant has verbal agreement with a neighbour regarding window installation. In general the extension is not easily viewed from the road frontage, and appears to not overlook properties at the rear of the building. The Parish concluded that they support the application subject to the approval of the Conservation Officer regarding the window provision, and the neighbour's concerns.

Conservation Officer - Objection

Highways - No objection

8. Publicity

Local Residents - 2 letters were received from members of the public in respect to this application. Of these 1 was in objection to the proposal in its current form and 1 which raised no formal objection but raised a number of matters for considerations. The letter raised the following concerns:

- Loss of amenity
- Loss of light to garden
- Impact of construction works

The applications we advertised in the Wiltshire Gazette and Herald on the 08/09/2016.

9. Planning Considerations

Impact on the Listed Building/Conservation Area

The property is Grade II Listed and is located within the Cricklade Conservation Area, meaning that Core Policy 58 of the WCS which requires that development should protect, conserve and where possible enhance the historic environment, and should not have an unacceptable impact on the historic environment, particularly where this could be avoided or mitigated.

The application has been considered by the Council Conservation officer who has raised an objection to the proposal. The Officer has stated that they would not support the provision of a two storey extension to this dwelling as it would dramatically increase the size, bulk and massing of the listed building and be out of keeping with the character of the heritage asset. It is also considered that the removal of the rear wall in order to allow for access into the new extension, along with other works, would result in unacceptable loss of historic fabric. Furthermore, an extension running the full length of the rear elevation is considered to be too much given the current scale and massing of the dwelling. The Officer has stated that the removal of the porch is considered acceptable and that a smaller scale rear extension might be considered acceptable but the current proposal will not sustain or enhance the significance of the heritage assets nor make a positive contribution to the local character and distinctiveness.

The Officer concluded that they consider that the proposed works will result in an unjustified loss of historic fabric and will be harmful to the listed building. The works will not sustain or enhance the significance of the heritage assets nor make a positive contribution to the local character and distinctiveness. Therefore, the proposed works are contrary to Core Policy 57 and 58 of the Wiltshire Core Strategy (WCS) and S16(2) and 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on the locality/amenity

Core Policy 57 also seeks to avoid creating developments with unacceptable low levels of privacy and amenity and avoid the unacceptable loss of privacy and amenity to adjacent dwellings. It is not considered that the development would result in loss of privacy and amenity to adjacent dwellings nor would it result in unacceptable low levels of privacy and amenity for the future occupiers such that permission ought to be refused on this basis. It is therefore considered that the proposal complies with Core Policy 57 of WCS.

It is noted that local residents have raised concerns about a loss of amenity as a result of the window on the first floor above the proposed single storey extension; however, this window would be over 12 metres from the nearest neighbouring boundary and would offer limited opportunity for overlooking over and above that already experienced by the property in question. Furthermore the applicant has expressed that they would consider the removal/obscuring of this window in order to address the applicants concerns. Concerns were also raised about loss of light but given the siting an orientation of the building it is not considered that the proposed extension would result in unacceptable loss of light to neighbouring properties.

Highways

The application has been reviewed by the Council's Highways Officer and they have raised no objection to the application.

10. Conclusion (The Planning Balance)

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications

must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The proposed works will result in an unjustified loss of historic fabric and will be harmful to the listed building. The works will not sustain or enhance the significance of the heritage assets nor make a positive contribution to the local character and distinctiveness. The harm caused by these works are not outweighed by any public benefit or by securing the optimum viable use of the assets. Therefore, the proposed works are contrary to Core Policy 57 and 58 of the Wiltshire Core Strategy (WCS) and paragraphs 131, 132, 134 and 137 of the National Planning Policy Framework (NPPF) 2012. The proposal is also considered contrary to S16(2) and 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

RECOMMENDATION

Planning Permission is REFUSED for the following reason:

1. The proposed development, by reason of its siting, scale, massing and design, fails to conserve the character or appearance of the listed building and is not otherwise justified by any wider public benefit. The proposal is therefore contrary to Core Policy 57 and 58 of the adopted Wiltshire Core Strategy and paragraph 131, 132, 134 and 137 of the National Planning Policy Framework.

Listed Building Consent is REFUSED for the following reason:

2. The proposed development, by reason of its siting, scale, massing and design, fails to conserve the character or appearance of the listed building or and is not otherwise justified by any wider public benefit. The proposal is therefore contrary to S16(2) and 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.