

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

Date of Meeting	29 th June 2017
Application Number	17/03126/FUL
Site Address	Caddens, Lower Road, Homington, Wiltshire, SP5 4NG
Proposal	Extensions, alterations and construction of replacement garage.
Applicant	Mr G Munday and Miss C Howard
Town/Parish Council	Homington
Electoral Division	Homington – (Richard Clewer)
Grid Ref	412057 126039
Type of application	Full Planning
Case Officer	Joe Richardson

Reason for the application being considered by Committee

The application has been called-in by Cllr Clewer if officers are minded to approve.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- The principle of residential development in this location;
- Scale, design, materials and impact on neighbourhood amenity;
- Impact to the Homington Conservation Area and wider AONB
- Highway Impact

The publicity has generated five letters in objection of the application with an objection from the Homington Parish Council given to the proposed development.

3. Site Description

The application site is a detached dwelling house with a large residential curtilage located in the village of Homington. Core Policy 1 of the Wiltshire Core Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. The Wiltshire Core Strategy defines Homington as a settlement without a boundary. The dwelling house is located in the Homington Conservation Area and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).



4. Planning History

N/A

5. The Proposal

The application proposes to carry out various alterations and extensions to the main dwelling and erect a new double bay garage within the residential curtilage of the property.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) was adopted in January 2015 and constitutes the primary planning document. Also of relevance are the NPPF & NPPG.

7. Summary of consultation responses

Homington Parish Council – Object

WC Conservation Officer – Object

WC Highways Officer - Support

8. Publicity

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated five letters of objection for the application with an objection from the Homington Parish Council given to the proposed development.

9. Planning Considerations

9.1 Principle of development and policy

The application site is a detached dwelling known as Caddens located in the settlement of Homington. Core Policy 1 of the Wiltshire Core Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Core Policy 1 of the Wiltshire Core Strategy (WCS) sets out the Settlement Strategy for Wiltshire, and identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. There are 4 categories: Principal Settlements, Market Towns, Local Service Centres and Large & Small Villages.

Core Policy 51 of the WCS states development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Core Policy 57 of the WCS requires there to be a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

Core Policy 58 of the WCS states development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. Nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. Buildings and structures of special architectural or historic interest
- iv. The special character or appearance of conservation areas
- v. Historic parks and gardens
- vi. Important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

9.2 Design and Impact on area and amenity

It is proposed to alter and extend the existing dwelling by reconfiguring the existing roof by removing the existing catslide pitch and erecting new extensions to the front and side (east elevations), the former being a two storey height, the latter adopting a lower eaves to modulate the ridge/roof height. The proposed L-shaped plan will reduce the expansive drive by siting a replacement garage/garden store building to the front of the site. Further works proposed include a more formal boundary treatment in the form of a dwarf brick wall with fabricated metal railings and entrance gates.

The eaves height of the dwelling will be raised slightly with the new plan adopting the existing 40 degree roof pitch with the hipped roof form punctuated by chimney stacks to the reception rooms. To the rear of the dwelling, a single storey garden room is to be erected to

facilitate additional ground floor space with a parapet/lantern roof arrangement. On the side (west) elevation, a porch is to be erected that will provide sheltered access to the rear hall with provision for bins/recycling.

The existing site is set back from the street boundary with the site frontage providing an access with a gravel driveway to the existing garage. The boundaries of the dwelling are a mixture of shrubs/planting and established hedgerow to the east adjacent to Ettrick House and close boarded fences to the west adjacent to May Cottage. Views from the rear of the dwelling are of the open countryside.

Although it is noted that there may be a degree of overlooking with oblique views obtained from first floor windows on the rear elevation to that of the adjacent dwelling, Ettrick House, it is considered by reason of the siting, orientation and general relationship between this neighbouring dwelling and the proposed development, that it would not unduly disturb, interfere or conflict to the detriment of the existing occupiers.

9.3 Impact on the Homington Conservation Area and AONB

Consultation comments received from the Council's Conservation Area state the following:

You will be aware that I commented on a pre-application submission and said the following:

"The existing building is of no historic interest and contributes little to the character of the CA. I would therefore have no objection to its demolition and replacement.

In terms of the design of the replacement, it should at least 'preserve' the existing character of the CA (section 72 of the Planning LB and CA Act 1990); meet the design requirements of CP57; the requirements of increasing significance of designated heritage assets (the CA) in CP58 and nurture local distinctiveness (para 131 of the chapter 12 of the NPPF).

The predominant character of Homington is a variety of styles of more modest vernacular buildings. The proposed design is classical in tone and high status (sash windows, portico etc). I would have preferred a design that was more vernacular in character and suggested a building that had incrementally grown. It seems odd to me (and at odds with the character of the proposed dwelling) to place an 'agricultural style' garage in a prominent position in front of a classically detailed building. I consider the design overly pretentious and suggest that an appraisal of the character of historic buildings in the locality should inform the design."

In terms of the revised proposals, I think these are better in that the massing of the proposed new house is broken down more as evidenced by the more varied roof scape. However, I can see no appraisal of the character of the area and a justification for the design approach followed. I am also concerned that there seems to be a lack of commitment to quality materials as evidenced by the annotations on the plans ie render for the elevations and reconstituted stone sub cills, recon stone elevations on the rear. I also consider the siting of the large garage to the fore to result in the impression of a more cramped form of development, in contrast to the more spacious existing character.

For the above reasons, I am of the view that the proposed scheme would fail to enhance the significance of the Homington CA (a designated heritage asset).

The tweaks to the drawings are acceptable but do not overcome my fundamental concerns about the proposed grand classical style in a rural village. I can't see an analysis/appraisal of the area that justifies the design. Also, I still object to the garage which will result in a cramped form of development which I think will be harmful to the character of the Conservation Area.

Notwithstanding the comments received from the Council's Conservation Officer, the agent has since provided a street scene drawing to show the proposed alterations to the dwelling against the surrounding dwellings. Further drawings have also been submitted showing the choice of material and render to be used on the proposed works this being, face brickwork (Flemish Bond) to the front and eastern elevations and white render to the rear and western elevations.

The current dwelling does not hold any significant architectural merit and so the proposed works would improve its appearance within the street scene and surrounding area. Therefore, in the opinion of the case officer, the proposed works will not cause any significant detrimental impact on the character of the Homington Conservation Area or to that of the AONB that would justify the refusal of planning permission.

9.4 Highways matters

Access to the proposed site is obtained via by the existing entrance to the site. A secondary access to the site is to be/has been removed. The proposed access to the site for this scheme would be via the existing opening to and from Lower Road. It is proposed to provide two parking spaces with the erection of a double garage and garden room constructed with facing brick, sash windows with a slate pitched roof matching that of the works to the proposed dwelling. The Highways Team of Wiltshire Council have been consulted on this application and have raised no objection to the proposed works subject to conditions regarding the surface access and works being completed in accordance with the plans submitted.

10. Conclusion

The proposed development conforms to the objectives of Core Policies 51, 57 and 58 of the Wiltshire Core Strategy and the aims of the NPPF. Taking the above into account, the application is not considered contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission. Therefore, planning permission should be granted for the development.

11. RECOMMENDATION:

Approve with conditions

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 permitted shall be carried out in accordance with the following approved plans:

DWG No: 216083/01 Site Location Plan and Proposed Block Plan Date Received 28.03.17

DWG No: 216083/07 Proposed Replacement Garage Elevations and Boundary Treatment Date Received 28.03.17

DWG No: 216083/05 Rev A Proposed Front and Rear Elevations Date Received 30.05.17

DWG No: 216083/06 Rev A Proposed Side Elevations and Section Date Received 30.05.17

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

3. The development hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

4. No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.