

## REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	16 February 2011		
Application Number	N10.03443.FUL & N10.03442.LBC		
Site Address	Pulens, Church Road, Luckington		
Proposal	Add new porch to side entrance door		
Applicant	Mrs M Laidlaw		
Town/Parish Council	Luckington		
Electoral Division	Sherston	Unitary Member	John Thomson
Grid Ref	383588 183857		
Type of application	Full & LBC		
Case Officer	Caroline Ridgwell	01249 706 639	Caroline.ridgwell@wiltshire.gov.uk

### Reason for the application being considered by Committee

Councillor Thomson has requested that this application be considered by the Planning Committee so that Members can consider the scale, design and general appended of the proposed porch in relation to the listed building.

### 1. Purpose of report

To consider the above application and to recommend that planning permission and listed building consent be REFUSED.

### 2. Report summary

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

- Principle of development
- Impact on the listed building, visual amenity

The application has generated no objections from Luckington Parish Council.

### 3. Site Description

Pulens is a detached house set back from Church Road and almost opposite the main entrance gates to Luckington Court. The properties immediately adjacent to Pulens are smaller, twentieth century buildings, whilst the larger historic houses are set further back from the road.

This is a late C17 rubblestone house with a concrete tile roof and east end stack. It is two storeys, double fronted with ovolo-moulded mullion windows and hoodmoulds, and a C20 rubblestone porch. There is a two storey wing which was added in 1986 (before the building was listed in 1988) projecting forward from the front of the house (north west). This connects to the double garage which is situated towards the front of the site.

When approaching the house, the front elevation with C20 stone porch is immediately ahead of you, clearly defining the principal entrance to the property. To the side is the modern extension with a door, directly leading to the kitchen.

There is a stone wall and metal gates at the front boundary to the site but the property can be seen from the road approaching when passing. This is in the conservation area on one of the routes leading into Luckington.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
10.00800.FUL	Add new porch to side entrance door	Withdrawn
10.00801.LBC	Add new porch to side entrance door	Withdrawn

## **5. Proposal**

The proposal is to add an enclosed porch to the side door. This will be the same depth as the existing front porch but slightly narrower and only 10cm lower than the existing front porch. It will have half height insulated stone walls requiring 600mm concrete foundations, double glazed panels at the side and front, oak posts at the front corners and an insulated, hipped concrete pantile roof. The solid door, which is presumed to be timber, will be painted white, although the existing doors and garage doors are pale blue.

## **6. Planning Policy**

North Wiltshire Local Plan 2011: policies C3; HE1 & HE4  
The site is a grade II listed building and lies within a conservation area.

Central government planning policy

## **7. Consultations**

Luckington Parish Council had no objections to these applications

## **8. Publicity**

The application was advertised by site notice, press advert and neighbour consultation.

No letters of objection or support received

## **9. Planning Considerations**

### **Principle of the development**

The house is detached and set well inside the plot, with the main entrance clearly defined by the twentieth century stone porch. The addition of a second porch, which will be visible together with the existing porch as it will be located 2600mm from the existing porch, will result in a harmful and bulky addition to the front of this building.

### **Impact on the listed building and visual amenity**

The hierarchy of this house and its various entrance doors is clear at the moment. Whilst the existing stone porch is of no great architectural merit, the addition of a relatively large second porch in such close proximity to the existing main entrance porch will crowd the front elevation of this building and detract from the character, appearance and special interest of the house. In an

effort to suggest a compromise solution officers suggested that either a lobby was created at the overlap in the side of the garage so that a covered porch to the second kitchen door could be achieved, or the existing stone porch should be removed to allow for the new one. The applicant did not feel these alternatives were acceptable.

The details, design and materials of the proposed porch are inappropriate as they use concrete tiles and mirror the detailing of the modern double garage rather than the historic structure.

#### **10. Conclusion**

The position, design and materials of the proposed porch will have an extremely detrimental impact on the setting, character and appearance of the building and the amenity of the Luckington conservation area.

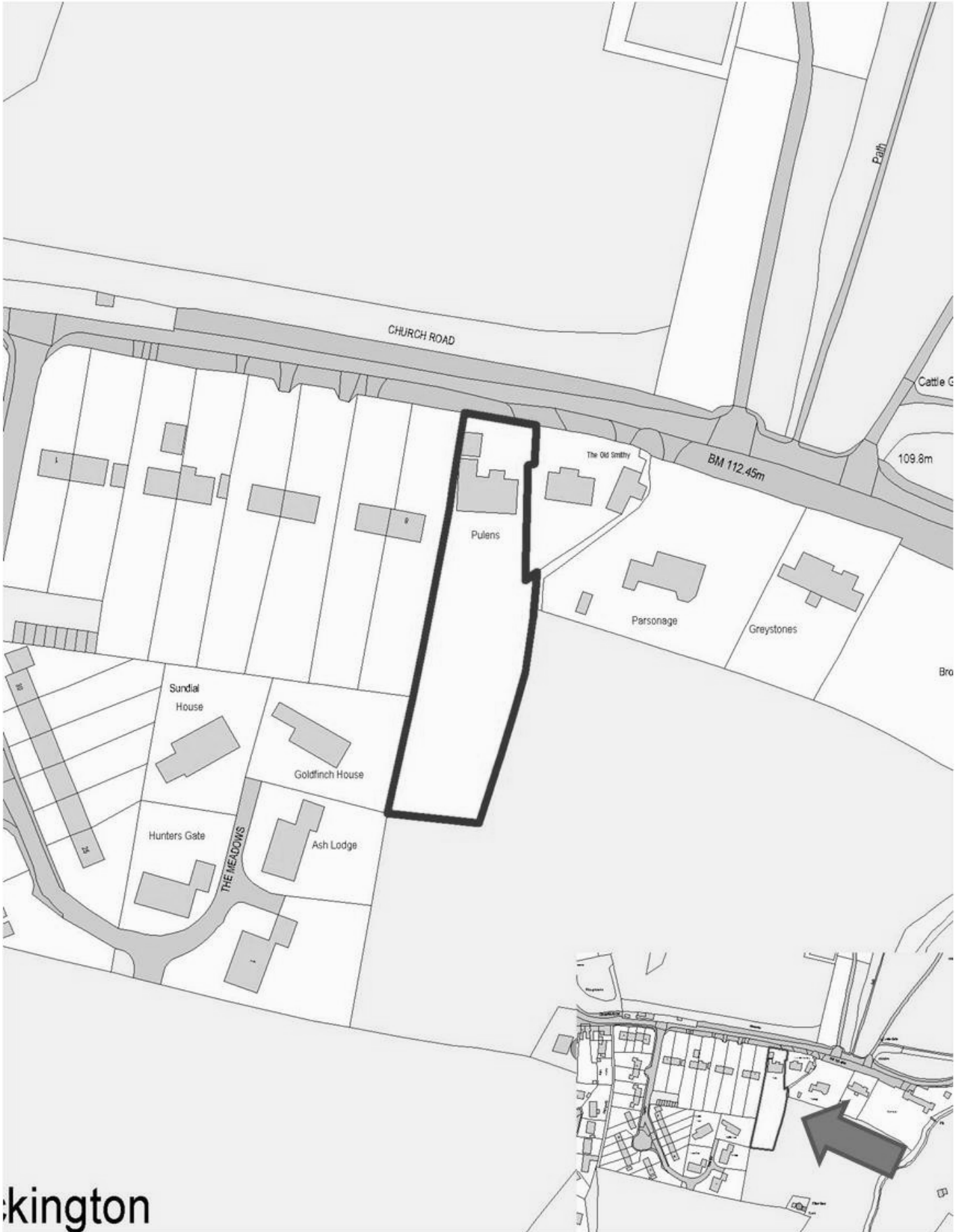
#### **11. Recommendation**

Planning Permission be REFUSED for the following reason:

1. Due to the position, scale, design and materials the proposals would be exceedingly harmful the character, appearance and setting of the listed and amenity of the conservation area. These proposals would be contrary to advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5 and contrary to policies C3, HE1 and HE4 of the North Wiltshire Local Plan 2011.

Listed Building Consent be REFUSED for the following reason:

1. Due to the position, scale, design and materials the proposals would be exceedingly harmful the character, appearance and setting of the listed and amenity of the conservation area. These proposals would be contrary to advice contained within The Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Statement (PPS) 5.



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