

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	30 <sup>th</sup> March 2011		
Application Number	11/00154/FUL		
Site Address	The Old Forge, 11 High Street, Ashton Keynes SN6 6NX		
Proposal	Two Storey Rear Extension and Two Dormer Windows to Front Elevation		
Applicant	Mr and Mrs Eastham		
Town/Parish Council	Ashton Keynes Parish Council		
Electoral Division	Minety	Unitary Member	Carole Soden
Grid Ref	404577 193996		
Type of application	FULL		
Case Officer	Sue Hillier	01249 706685	sue.hillier@wiltshire.gov.uk

## Reason for the application being considered by Committee

Councillor Carole Soden has requested that this application be considered by the Committee to consider the scale of the development, the design and visual impact upon the surrounding area and the relationship to adjoining properties.

### 1. Purpose of report

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

### 2. Report Summary

The application is for a two storey extension and two dormer windows to the front elevation. The site lies within the framework boundary of Ashton Keynes and is also located within the Ashton Keynes conservation area and therefore the key points to consider are as follows:

- Implications on DC Core Policy C3, Residential Extensions H8 and the Conservation Area HE1.
- Impact upon the character and appearance of the host dwelling
- Impact upon visual amenity of the Conservation Area
- Impact upon residential amenity

The Parish Council raises no objection to the revised scheme.

One letter of support has been received.

### 3. Site Description

The property is a three storey detached dwelling (the second storey in the roof space) and a detached single storey forge building. The property is built of natural and reconstructed stone with a slate roof. The site is approximately 452sqm in area and sits on the corner of Gosditch and High Road, which is located within the Ashton Keynes conservation area.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
<b>74/0897/FUL</b>	<b>Change of Use of Part of Dwelling as an Antique and Crafts Shop and use the adjoining Garage as Storage Space</b>	<b>Granted</b>
<b>75/0619/FUL</b>	<b>Conversion of Garage and Forge to Granny Flat</b>	<b>Granted</b>

## **5. Proposal**

The application has been the subject of several revisions since its submission.

The current scheme proposes a two storey rear extension and two dormer windows to the front elevation. A lead canopy porch is also shown on the plans, this does not require permission.

The front elevation is symmetrical in form with high eaves in comparison to the first floor windows. Two hipped dormer windows are to be positioned on the roof slope, in line with the existing windows.

The proposed extension is to be sited on the south west, (rear) elevation and takes the form of a projecting gable with a chimney and double casement windows and French doors. A large chimney also features on this gable which restricts the symmetrical form of fenestration.

The gable will extend beyond the original rear elevation at ground floor by some 4.3 metres (4 metres excluding the chimney), and some 8.1 metres along the proposed ridge. These variations in the scale and massing being due to the catslide roof to the rear elevation. The ridge height is set slightly lower than the ridge height of the main house.

The front elevation is proposed to be painted lime render and the side elevation of the extension constructed in the same render with the rear elevation also appearing to be rendered but not annotated as such.

The application was originally submitted as a wholly glazed timber frame gable with lower ridge, together with a large balcony on the rear elevation at first floor.

## **6. Planning Policy**

Policies C3, HE1 and H8 of the adopted North Wiltshire Local Plan 2011.

## **7. Consultations**

Ashton Keynes Parish Council initially objected to the planning application on the grounds that the design is out of keeping and neither preserves or enhances the conservation area. The proposed balcony compromises the privacy of adjoining property. The revised scheme now has their support.

## **8. Publicity**

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

1 letter of support has been received stating that the front (east) elevation overlooks their property and the proposed changes will be a vast improvement over the current design.

## 9. Planning Considerations

It must be noted that the principle of a two storey extension to this property is not objectionable. There is no objection raised in respect of the dormers on the front elevation or, subject to conditions for detailing, the rendered wash of the front elevation. It is appreciated that the applicant has sought to overcome the concerns of the Parish Council, but the only objectionable aspect of the previous scheme to officers was the balcony and the length of the extension.

The considerations below relate only to the rear extension.

### Impact on the character and appearance of the host dwelling

The application property is an asymmetrical dwelling with symmetrical front elevation with high eaves and catslide roof with small single storey extension to the rear. It features two chimneys at each side gable.

The proposed extension would protrude some 4-4.3 metres from the ground floor rear elevation and some 8.1 from the ridge.

The existing dwelling measures just 7.3 metres in depth to its widest point, compared with 8.1 metres for the ridgeline of extension. The resultant effect is the creation of an extension the bulk of which appears larger than the depth of the host dwelling

It is considered that the bulk and massing of the extension is thus not subservient to the host dwelling and would thus be harmful to it, particularly when considered with the converted granny annex into the residential curtilage.

The applicant was originally advised to reduce it by 2 metres, but following recent revisions and an increase in the ridge height and proportions, a reduction of 1.5 metres from the ground floor rear elevation would be more appropriate as a compromise. The applicant has not been willing to do this.

It is acknowledged that there are no definitive limits or scales for permissible extensions in policy and this is a judgement to be made by the Council.

The design of the rear elevation is generally acceptable with the exception of the large exposed and protruding chimney stack which is a heavy feature of this rear elevation to its detriment.

### Impact on the character and appearance of the Conservation Area

The property occupies a prominent corner position. Views of the rear elevation are partially obscured via the single storey annex when viewed from the corner but the upper elevations of the extension would be visible and due to the close proximity of the annex the dwelling would appear as one structure, dominating and intensifying the built form at this location to the detriment of the character and appearance of the Conservation Area.

### Impact on residential amenity

The removal of the balcony has overcome concerns regarding overlooking and loss of privacy. The extension is some distance from neighbouring properties and would not be harmful to their amenities in any way.

## 10. Recommendation

Planning Permission be REFUSED for the following reason:

1. The dwelling occupies a prominent corner position within the Conservation Area. The bulk and massing of the extension attached to the catslide roof to the rear by reason of its scale, design and

massing, is considered to be detrimental to both the host dwelling and the Conservation Area in which it is located. The proposed rear extension is thus contrary to Policies C3, HE1 and H8 of the adopted North Wiltshire Local Plan 2011.

### **Informative**

1. This decision relates to documents/plans submitted with the application, listed below.

#### Plans

315/03C dated 14/03/11

315/02C dated 14/03/11

# Ashton Keynes

