

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	20 th April 2011		
Application Number	N/11/00515/FUL		
Site Address	Brook Hill House, Brook Hill, Sherston SN16 0NQ		
Proposal	Two storey side extension with basement & single storey rear extension		
Applicant	Mr & Mrs Hayes		
Town/Parish Council	Sherston		
Electoral Division	Sherston	Unitary Member	John Thomson
Grid Ref	385244 185650		
Type of application	Full		
Case Officer	Christine Moorfield	01249 706 686	Christine.moorfield@wiltshire.gov.uk

Reason for the application being considered by Committee

The Application has been called in by Cllr John Thompson if recommended for refusal so Committee members may consider the design, bulk, height and general appearance of the proposal.

1. Purpose of report

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

2. Report summary

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

- Principle of development
- Impact upon the character and appearance of the Sherston Conservation Area.

The application has generated one letter of support from a neighbour.

3. Site Description

Brook House is a detached two storey dwelling built some 30 years ago sitting in a large plot which slopes extremely steeply towards the R.Avon to the south. It has a large 'L' shaped garden that wraps around 5 dwellings to the east. The dwelling is built of coursed rubble Cotswold stone with a reconstructed stone tiled roof and is sited on the south side of Brook Hill between the former mill and Taymore House.

The dwelling is characterised by a succession of various sized gables facing towards the highway. At the rear are more gables which face onto a terrace and beyond the ground drops away. The lower part of the garden is in Flood Zone 2/3, but not the dwelling.

4. Relevant Planning History		
Application Number	Proposal	Decision
10.01339.FUL	Erection of two storey side extension.	Permitted
10.02434.FUL	Erection of two storey side extension (revision of 10.01339FUL)	Permitted

5. Proposal

This proposal is for a side extension to the existing house to form an extended kitchen dining room utility room at ground floor level, an additional bedroom and ensuite at first floor level with a garden room WC at lower ground level. Due to the topography of the site the basement garden room will be at garden level at the rear of the house and results in the extension to the house becoming three storeys.

6. Planning Policy

North Wiltshire Local Plan: policies H8; C3; HE1
The site lies within a conservation area etc

7. Consultations

Sherston Parish Council – No objection. The maintained roof line makes the property appear as if it has not been extended at all creating a balanced facade.

8. Publicity

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

1 letter of support received the neighbour who considers the proposal to be a desirable improvement.

9. Planning Considerations

Principle of the development

In principle the extension of this dwelling with a two storey side extension has already been established. The previous permissions were for side extensions with a similar floor area to that now proposed although the proportions of the footprint now proposed mimic the scale of the existing building and lack subservience in any form. Plan no. 1042/2a indicates the outline of the footprint of the previously approved extension.

Impact upon the character and appearance of the Sherston Conservation Area

Prior to the submission of this revised application the applicants have discussed amending the approved scheme. Officers have informed the applicant's agent of their concerns in respect of the proposal. However the agent has commented that they refute officer comments that the *site is in a prominent position on entering Sherston...*. The agent argues that the entrance to Sherston is dominated by the commercial buildings at the former mill site on this river valley side of Brook Hill, as confirmed by the Conservation Appraisal statement. It is further argued that Brookhill House is set back from the highway within a well-treed and soft landscaped setting, which is perhaps what it

is more appreciated for the positive contribution it makes to what would otherwise be a conservation area dominated in this part by hard built forms and surfacing.

In addition the agent claims that to be very dominant the proposal must yield a measurable power/presence over other elements that contribute to the character and appearance of the conservation area. The style and plan form of the existing dwelling and existing gradients of the site means that a gable end already exists at a point in the grounds that can be partially seen from public vantage points. The mature trees and hedgerows located within the site are to remain and will also serve to mask much of the proposed gable end. The combined screening from these areas of trees and planting ensures that the proposed extension would in the view of the applicants' agent not be very dominant within the conservation area.

However, the Officer's view is that the scheme as shown would result in an over-dominant extension and gable elevation to this substantial two storey house. The distinction between the original house and extension would be lost as the ridge line and width would follow through on the extension and the details of the openings copy those seen on the existing building. Due to the land dropping away from the west elevation, the two storeys plus basement (i.e. three storeys) will result in a far greater expanse of stone in the form of a flat elevation being seen when approaching the site from the west. This will increase the visual impact of this elevation and result in the extension having an oppressive dominance, alienating this building from the scale and detail of vernacular domestic buildings in this area. The agent acknowledges that the existing and proposed elements will be visible from vantage points within the Conservation Area.

10. Conclusion

Whilst in principle a two storey extension to this house is acceptable. The details of this scheme are not considered acceptable as the previous proposals were. The detailing of windows and openings fails to respect the main house by being visually subservient. The topography and position of this site on entering Sherston from the East results in this end gable wall being highly visible and the continuation of the ridgeline rather than setting the extension down will create a large built mass which will not serve to enhance and or preserve the character and or appearance of the Conservation Area. Therefore, this is not considered to be an acceptable form of development in this location and is one that fails to comply with policies C3, H8 and HE1 of the Local plan 2011.

11. Recommendation

Planning Permission be REFUSED for the following reason:

1. The scale and detailing of the proposed extension, windows and openings fails to respect the main house as it is not visually subservient. The proposed gable end will be highly visible and will result in the creation of a large built mass which will not serve to enhance and/or preserve the character and/or appearance of the Conservation Area. Therefore, this is not considered to be an acceptable form of development in this location and is one that fails to comply with policies C3, H8 and HE1 of the Local plan 2011.

