

## **NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION**

**4<sup>th</sup> March 2020**

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

### **Agenda Item 7a – 19/09183/FUL & 19/09407/LBC – 57 High Street, Corsham**

#### **Officer note:**

Incorrect reference is made at various points in the report to policy HE3 of the Corsham Neighbourhood Plan. The correct policy number is in fact policy HE1.

All considerations and conclusions should be made using reference to policy HE1 to the Corsham Neighbourhood Plan.

### **Agenda Item 7b – 19/08542/FUL and 19/08758/LBC – Sundawn, Chapel Hill, Lacock**

#### **Officer note:**

##### *Ground level*

The report references a c.500mm in the ground level of the existing garden as a result of development taking place. The applicant claims that the increase in ground level is in fact some 370mm.

Revised plans were submitted to reflect the true increase in ground level. In view of the reduction in the expected ground level increase and the fact that in all other respects the plans remain unchanged, the recommendation does not alter.

In the event that the Committee resolves to grant planning permission, condition 03 to 19/08542/FUL and condition 02 to 19/08758/LBC should be amended to refer to the following plans:

Drg no. 007:001:A Proposed Site Plan  
Drg no. 007:002 :A Proposed Ground Floor Plan  
Drg no. 007:003:A Proposed First Floor Plan  
(Received by LPA 27 Nov 2019)

Drg no. 007-004 South Elevation  
Drg no. 007-005 West Elevation  
Drg no. 007-006 East Elevation  
Drg no. 007-007 Section North  
Drg no. 007-008 Section West  
Drg no. 007-009 Section AA  
Drg no. 007-AN1 Garden Section (Longitudinal)  
Drg no. 007-AN3 Garden Section (Transverse)  
(Received by LPA 04 March 2019)

### *Existing garage*

It has emerged that the survey and proposed drawings submitted by the applicant incorrectly depict the eaves and ridge height of the garage as being taller than they are in reality.

Corrected drawings have now been received as well as a confirmation that the proposal does not involve the demolition, rebuilding or increasing in height of the existing element of the garage in any way. The proposed extension to the garage will remain at 600mm above existing ridge height as already reported.

Since the proposal does not change the existing element of the garage, the impact upon No.4 Chapel Hill (the nearest neighbour) is as per that set out in the report and the recommendation is unchanged.

The applicant has, however, confirmed that they would be content to accept a planning condition which, for the avoidance of doubt, expressly prohibits any raising of height of the existing element of the garage and to specify the maximum extent of its extension. For this reason, in the event the Committee resolves to grant planning permission, the following condition should be added to 19/08542/FUL:

07 The proposed development shall result in no increase in ridge or eaves height of the existing element of the garage above existing. Further, the above ground extension to the existing garage shall extend to a point no more than 600m above the existing ridge height of the garage.

REASON: For the avoidance of doubt and so as to protect the amenities of the neighbouring residential properties.

### *National Trust*

Although not a statutory consultee for development such as this, the National Trust own a substantial number of properties and land at Lacock. The NT have decided to make representations on these two applications. Perhaps incorrectly omitted from being referenced in the report, their comments are repeated below in full:

*The National Trust is a charity and Europe's largest conservation organisation, which is responsible for the protection of some of the most beautiful, historically important and environmentally sensitive places in England, Wales and Northern Ireland. The Trust has a statutory duty under the National Trust Acts to promote the conservation of these places.*

*The Trust acts as a custodian of the picturesque and historic village of Lacock. This landholding comprises around 131 hectares of land and over 100 individual buildings, many of which are listed, including the grade I listed Lacock Abbey. Near to the application property (Sundawn), the Trust owns no. 3 Cantax Hill, a grade II listed dwelling.*

*In response to the current planning application, we are very concerned about the scale, extent and wider impacts of the proposed extension. The extension would have a considerable footprint, joining the dwelling and the outbuilding. This would take up a large area of the property's garden and involve significant excavation work and alteration to existing land levels. Furthermore, the extension incorporates a two-storey element that projects upwards as a rectangular box-like structure, which would be visible in wider views, including from Cantax Hill.*

*Whilst we note the reference in the planning application to the needs of modern family life, the application property is a grade II listed building, and we do not consider that the proposed extension responds sensitively to the existing dwelling, or its setting. It should also be noted that the property is surrounded by four other listed buildings (including 3 Cantax Hill) and lies within the Lacock Conservation Area. We do not consider that the proposed extension would conserve or enhance the character and appearance of the Conservation Area. In our view it would clearly out of scale and character and would represent the over-development of the property.*

*In conclusion, the National Trust objects to the planning application, and we would ask that our comments and concerns are fully considered before the application comes to be determined.*

Please note that the substantive issues raised by the National Trust have been considered within the report and the recommendation remains unchanged.