

**REPORT TO THE EASTERN AREA PLANNING
COMMITTEE**

Report No. 2

Date of Meeting	23 June 2011
Application Number	E/11/0169/CAC
Site Address	Ashwyns, Kingsbury Street, Marlborough, Wiltshire SN8 1JA
Proposal	Demolition of existing house and garage to be replaced with a new dwelling
Applicant	Mr T Rupp
Town/Parish Council	MARLBOROUGH
Grid Ref	418880 169296
Type of application	Conservation Area Consent
Case Officer	Peter Horton

Reason for the application being considered by Committee

The application has been called to committee by the local division member, Cllr Fogg.

1. Purpose of Report

To consider the recommendation that the application be approved subject to conditions.

2. Report Summary

The main issue to consider is whether the demolition of the existing dwelling would harm the character and appearance of Marlborough Conservation Area.

3. Site Description

See the report on E/11/0168/FUL, the previous item in the agenda.

4. Planning History

See the report on E/11/0168/FUL, the previous item in the agenda.

5. The Proposal

To demolish the existing dwelling and to replace it with a new dwelling.

6. Planning Policy

Central government planning policy regarding conservation areas is set out in PPS5 'Planning for the Historic Environment'.

7. Consultations

See the report on E/11/0168/FUL, the previous item in the agenda

8. Publicity

See the previous item in the agenda

9. Planning Considerations

The existing dwelling was constructed in the 1960s, an era not renowned for its architectural quality. It displays little architectural merit and is out of character with the more historic dwellings which surround it. It does not make a positive contribution to the character of the conservation area. There is therefore no objection to the principle of demolishing and replacing the existing dwelling,

10. Conclusion

RECOMMENDATION

That conservation area consent be granted, for the following reasons and subject to the conditions set out below:

The demolition of the house and garage will not have an adverse impact on the character and appearance of the conservation area.

- 1 The works for which conservation area consent is hereby granted shall be begun within three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the planning and Compulsory Purchase Act 2004.

- 2 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

9041-50-02, 9041-100-01, 9041-100-03, 10085(L)011B and 10085(L)012B, all received 07/02/11

10085(L)010C received 08/04/11

10085(L)006F, 10085(L)007G, 10085(L)008D, 10085(L)009B, 10085(L)013B, 10085(SK)023B and 10085(SK)024A, all received 31/05/11

10085(L)005D received 01/06/11