

Date of Meeting	14 July 2011
Application Number	E/11/0654/FUL
Site Address	Park Farm, Clench Common, Marlborough, Wiltshire SN8 4DU
Proposal	First floor extension to bungalow to create two storey dwelling, erection of porch to east elevation (resubmission of E/11/0365/FUL).
Applicant	Mrs A Fox
Town/Parish Council	FYFIELD & WEST OVERTON
Grid Ref	416588 165130
Type of application	Full Planning
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 Mrs Milton.

1. Purpose of Report

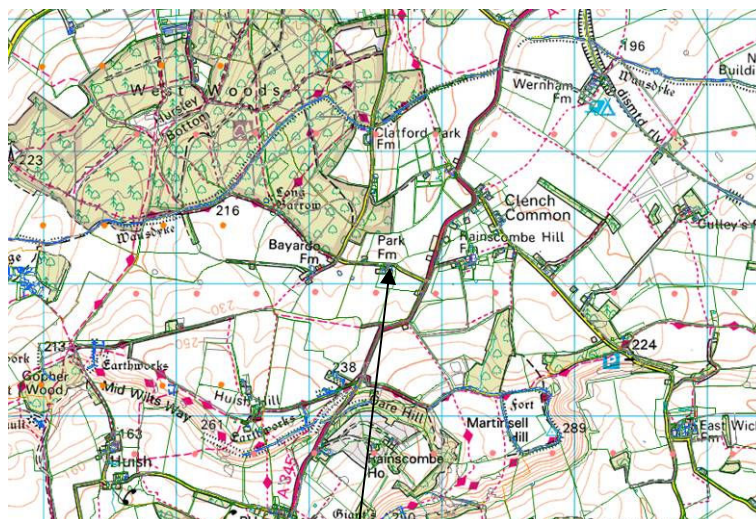
To consider the recommendation that the application be refused.

2. Report Summary

The main issues to consider are whether the proposed extension will be harmful to the character and appearance of the property itself and to the character and appearance of the wider area.

3. Site Description

Park Farm is a modern 3 bedroom bungalow situated along the minor road linking Clench with Clatford, some 330m west of its junction with the A345 Pewsey to Marlborough road. It is set back around 10m from the road, with a boundary hedge between. The property is rendered with a concrete tile roof. At some stage in the past the property has been enlarged with a single storey rear extension and with a rear conservatory.



Location of the site

4. Planning History

An alternative scheme for a first floor extension to the property was withdrawn in May 2011 (ref E/11/0365/FUL) following officer concern with the scale and bulk of the proposal, and with its overall design.

5. The Proposal

The proposal is to erect a first floor over the entire original part of the bungalow, providing four double bedrooms upstairs and four reception rooms plus existing conservatory downstairs. The whole property would be clad in “timber effect fibre cement weatherboard”. The roof would be tiled in “fibre cement slates”.



Existing roadside (north) elevation



Proposed roadside (north) elevation



Existing front (east) elevation



Proposed front (east) elevation

6. Planning Policy

Kennet Local Plan - policy PD1 lays down general principles of development such as the requirement for “a high standard of design”. The requirement for good design is also laid down in central government planning policy in PPS1 paragraphs 33-39. Paragraph 34 states that: “design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted”. Paragraph 35 states that a mark of good design is that it “be integrated into the existing natural environment”.

Wiltshire & Swindon Structure Plan - policy C8 and central government planning policy contained in PPS7 require development proposals in AONBs not to harm their scenic quality.

7. Consultations

Fyfield & West Overton Parish Council: No objection in principle. However the choice of materials and the colour of the cladding should be more sympathetic with the environment.

8. Publicity

No neighbour comments received.

9. Planning Considerations

The key planning considerations are the impact of the proposal on the character and appearance of the host property and the impact on the character and appearance of the wider area, which lies within the AONB.

Like most bungalows, the property occupies a large footprint and the proposal is to erect a first floor over the entire original part of the property. This would raise the ridge height from the present modest 5.3m to 7.9m. This would be achieved by constructing a 16.4m ridge running the whole north – south axis of the building, and then running two subsidiary ridges perpendicular to it, producing two gables on the east (front) elevation.

Erecting a whole first floor over a bungalow is rarely a satisfactory design solution, and this current proposal is no exception. It would make for an extremely bulky property with a massive expanse of roof, to the detriment of the character and appearance of the host dwelling. It cannot be said to be a subservient extension, but rather would subsume the original property into a massive structure which would bear no resemblance to the host property as is.

The current property has an extremely modest landscape impact due to its low ridge height and situation some 10m back from the road behind a boundary hedge. However the proposed enlarged property would be far more intrusive in the local environment as a result of the 16.4m and 10.5m wide expanses of first floor development projecting to a height of 7.9m. This adverse landscape impact would be exacerbated by the inappropriate choice of materials, namely “timber effect fibre cement weatherboard” and fibre cement slates. Such artificial materials are entirely inappropriate for an AONB and would draw further attention to the unfortunate design and bulk of the property. The proposal would be highly “inappropriate in its context” and would not “integrate into the existing natural environment” (PPS1 refers).

Whereas the impact of the development may be limited to the minor road that fronts it, and this represents only a tiny part of the AONB, the protection of the landscape and the scenic beauty of the AONB depends on a great many individual decisions which have the potential to cumulatively conserve or destroy the natural beauty of the landscape and the countryside. It is only by attention to seemingly small matters that the qualities of the AONB which justified its designation in the first place can be protected in the long term. At a local level the proposed development would harm the special environmental qualities of the area, and in doing so harm those of the AONB.

Officers would have no objection to the principle of a sensitively designed replacement dwelling of one and a half storeys. However the applicant has declined to take up this suggestion.

10. Conclusion

The proposed first floor extension over the entire original part of the bungalow would make for an extremely bulky property with a massive expanse of roof, to the detriment of the character and appearance of the host dwelling. The resultant dwelling would be detrimental to the scenic quality of this part of the AONB, an

impact exacerbated by the proposed use of unsympathetic artificial materials.

RECOMMENDATION

That planning permission is refused for the following reasons:

The proposed erection of a first floor over the entire original part of the existing bungalow would make for an extremely bulky property with a massive expanse of roof, to the detriment of the character and appearance of the host dwelling and the landscape in which it is situated. The proposed use of inappropriate artificial materials would draw further attention to the unfortunate design and bulk of the property, to the detriment of the character and appearance of this part of the North Wessex Downs area of Outstanding Natural Beauty. The proposal is therefore contrary to policy PD1 of the Kennet Local Plan and to central government policy requiring good design set out in PPS1 and to the requirement to preserve the special environmental qualities of AONB's set out in PPS7.