

REPORT TO THE NORTH AREA PLANNING COMMITTEE

Date of Meeting	3 August 2011		
Application Number	N/11/02094/FUL & N/11/012095/LBC		
Site Address	Cuckoo Bush Farm, Reybridge, Lacock, SN15 2JX		
Proposal	Construction of Single Storey Breakfast Room and Porch and Installation of Window all at Rear of House; Internal Alterations to Form Additional Bathrooms and Construction of Gate Piers and Installation of Gates to Front of House		
Applicant	Mr Cutler		
Town/Parish Council	Lacock Parish Council		
Electoral Division	Corsham Without & Box Hill	Unitary Member	Dick Tonge
Grid Ref	391744 169467		
Type of application	Full and Listed Building Consent Applications		
Case Officer	Lee Burman		

Reason for the application being considered by Committee The application was called to committee by Councillor Tonge to consider the scale of development and design (bulk, height, general appearance).

1. Purpose of report

To consider the above applications and to recommend that planning permission and listed building consent be REFUSED.

2. Report summary

The main issues in the consideration of these applications are as follows:

- Impact on the character and appearance of the property
- Impact on the character and features of the Listed Building

The application has generated no objections from Lacock Parish Council or any letters of objection or support from Local residents.

3. Site Description

The site is located within a designated conservation area within the open countryside to the south of Chippenham near to the hamlets of Notton and Reybridge and the village of Lacock. The property is a Grade II listed farmhouse of mid C18 rubble stone with stone slate roof behind a mid C19 ashlar, slate roofed front range. The property is two storeys in L plan shape. The original house is the L Plan element with the front elevation obscured by the C19 addition. The property features substantive rear amenity space and detached outbuildings. There is similar sporadic development along this country lane.

4. Relevant Planning History		
Application Number	Proposal	Decision
N/11/1253/FUL	Construction of Single Storey Breakfast Room and Porch and Installation of Window all at Rear of House; Internal Alterations to Form Additional Bathrooms and Construction of Gate Piers and Installation of Gates to Front of House	Refused The proposed development by virtue of its scale, mass, bulk and design character does not respect the scale, proportions and character of the property and is contrary to policies C3 & HE8 of the North Wiltshire Local Plan (2011).
N/11/1254/LBC	As above	Refused The proposal by virtue of scale, design and positioning would result in inappropriate and harmful alterations that do not preserve or enhance a Grade 11 Listed Building and is contrary to Policy HE4 of the North Wiltshire Local Plan 2011.

5. Proposal

This new proposal is to carry out the following additions and alterations:

- To construct a new single storey oak-framed extension in the north-west corner
- To construct a new stone open porch on the south side of the rear wing
- To remove all the existing cupboards and modern partitions in the rear wing and form a new bathroom and changing room for the pool, and a larder in the Utility Room, including re-opening of a former door to a porch that has been previously removed and blocked up.
- To remove the existing en-suite to bedroom 1 and form a new bathroom in bedroom 5, with sanitary ware/drainage pipes internally located wherever possible
- To form a new “pod type” bathroom in the loft over bedroom 4, incorporating installation of a new floor over the existing ceiling joists and a roof over the pod.
- To construct new stone gate piers and erect new gates at the east entrance to the site

The applicant has submitted revised ground floor plan to add a proposal to block up the existing internal doorway between the drawing room and kitchen.

The scheme proposals currently before the Committee are altered from the previously refused proposals in respect of the removal of an upper storey window to the proposed bathroom; removal of much of the exterior drainage pipework; removal of sunlights from the roof of the sunroom; and alterations to the character and scale of the proposed porch. The applicant has incorporated internal alterations as suggested and provided additional detail which has clarified and overcome previous potential issues of concern regarding impact on the fabric of the listed building internally.

6. Planning Policy

North Wiltshire Local Plan 2011: policies H8; C3; HE1HE4

Central Government Planning Policy: Planning Policy Statement 1; Planning Policy Statement 3; and Planning Policy Statement 5.

7. Consultations

Conservation Officers maintained objections to the scale mass and bulk of the proposed sun room with regards to its impact on the character of the listed building as the revisions to this element of the proposals were limited. With regard to the proposed porch it was identified that the scale of this

element of the scheme had increased by 0.5 metres and the alterations to the design character did not reflect the local vernacular as had been recommended during liaison with the applicant over the scheme alterations.

8. Publicity

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

No letters of letters of objection or support were received.

9. Planning Considerations

The proposals to extend a residential dwelling It should be noted that the proposals in respect of alterations to the internal layout of the property and erection of the gate piers and installation of gates are acceptable and do not form the basis for the recommendation for refusal. Similarly, it is not considered that the proposals would impact on neighbouring residential amenities or result in significant harm to the visual amenity or character of the locality or the Conservation Area.

The applicant contends that there was previously a large rear extension to the property when it was in a previous use as a school and that this provides significant justification for extensions to the property both in terms of impact on the scale and form of the dwelling and in terms of the historic character of the building. There is no doubt that at some time in the past there was a significant large rear extension to the building, however, this has clearly been removed from the site for some years given the condition and layout of the property. Its existence cannot be identified from the exterior appearance of the building and as such it is not considered that this provides any justification for the current development proposals. These should be considered on their own merits and their impact on the property in its current condition. There is no objection in principle to the additional proposal to block the internal doorway between the drawing room and kitchen based on the submitted information.

Impact on the character and appearance of the property

The character of the property is unusual in featuring two distinct elements with very different design characteristics. The proposed new build elements of the scheme, a porch and rear single storey extension, relate to the rear farmhouse element of the property. The extension is wood framed with extensive glazing and a pitched roof now excluding previously proposed rooflights. It is positioned in the corner of two rear elevations of the L Shaped Farmhouse building and in doing so covers and requires alterations to a rear door and two windows. These openings are attractive features of the current elevations including stone surrounds (sills and lintels) providing a simple but high quality aspect to the rear of the property. In this context the scale, bulk and mass are not considered to relate well to the existing dwelling at this rear aspect or in respect the design character and form of the building. This is well illustrated in the applicant's Design, Access and Heritage Statement which compares a photo of the rear elevation with a sketch view of the proposed extension (copy attached Appendix 1).

Similarly the bulk, mass and design character of the porch also fails to respect the character of the existing property. It is positioned on an open side elevation that faces the open countryside but which is partially visible when entering the property to the front. Despite the alterations to include partially open sided elements the porch remains a prominent additional feature top this elevation. The increase in the depth of the porch by approximately 0.5 metres and retention of a large pitched canopy roof result in an addition to the dwelling of significant scale that is out of character with the property.

Impact on the character of the Listed Building

Conservation officers have objected to the scheme proposals identifying specifically the elements of the scheme that are harmful to the character of the Listed Building and how these should be altered to address the identified impacts.

Conservatory

The principle of returning the west elevation kitchen window to a door and creating a part-glazed room is supported. However, the footprint of the extension is too large and should be reduced to 4700mm wide (along the west elevation) by 3700mm (north elevation). This would result in the ridge height being reduced from about 3800mm to about 3300mm. The north gable detail to the extension should be amended to show slim verticals to tie up with the vertical frames below, rather than a king post truss. Overall the frames should be lighter/more delicate than has been shown on these drawings. The creation of a door through the west elevation from the kitchen will result in three doors creating through routes for at least half of the kitchen space which may result in 50% of the kitchen being rather unusable.

Porch

An enclosed porch is inappropriate on this building being out of character with the local vernacular. A flat stone canopy or a simple mono-pitched tiled canopy with detailed brackets would be more appropriate and would allow for a roof pitch that ties in with the gable roof slope but without intruding on the ashlar surround to the first floor window or the timber lintel over the door.

Consequently the proposals show overlarge extensions that are inappropriate in scale, design and detail for this property and would harm the character and appearance of the listed building

Window details

Large scale window details have been submitted showing double glazing, heavy frames, a wide glazing bar and a second cill. Any new or replacement windows need to be single glazed with a slimmer frame and no double cill. They also need to be set in by 100mm.

10. Conclusion

The proposed single storey rear extension to create a sunroom is inappropriate in terms of the scale and mass and its subsequent impact on the form and character of the dwelling at this rear elevation. Consequently this would have a harmful impact on the character of the Listed Building. Similarly the design and scale of the proposed porch does not reflect the character of the building and the scale would be inappropriate in the proposed location. The detailing in respect of much of the fenestration is out of character with the listed building and the locality and would consequently have a harmful impact on the character of the Listed Building.

11. Recommendation

Planning Permission be REFUSED for the following reason:

1 The proposed development by virtue of its scale, mass, bulk, design character and positioning does not respect the scale, proportions and character of the property and is contrary policies C3 & HE8 of the North Wiltshire Local Plan (2011); and would result in inappropriate and harmful alterations that do not preserve or enhance a Grade II Listed Building and is contrary to Policy HE4 of the North Wiltshire Local Plan 2011.

Informatives

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

Plans 500/10/01/A; 500/10/002; 500/10/03; 500/10/04; 500/10/05; 500/10/06; 500/10/07/B; 500/10/10/D; 500/10/11/A; 500/10/12/A; 500/10/13/A; 500/10/14/A; 500/10/15; 500/10/16; 500/10/20/A; 500/10/21;

APPENDIX 1 Extract from Applicant's Design and Access Statement



sketch view of proposed extension



view of the house from the north west

