

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	2 nd November 2011		
Application Number	11/02243/FUL		
Site Address	The Coach House, Leafy Lane, Box, Wiltshire. SN13 0LE		
Proposal	Extension to provide ancillary accommodation		
Applicant	Mr S Crowther		
Town/Parish Council	Box		
Electoral Division	Corsham Without and Box Hill	Unitary Member	Cllr Dick Tonge
Grid Ref	384338 170055		
Type of application	Full		
Case Officer	Mrs Emma Pickard	01249 706637	emma.pickard@wiltshire.gov.uk

This application has been called to committee at the request of councillor Dick Tonge to consider the design and scale of the proposal and its relationship to existing buildings.

1. Purpose of Report

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

2. Main Issues

- Size, scale and design of the annexe in relation to green belt policy (NE1) and policies C3 (development control core policy), H8 (residential extensions) and NE4 (areas of outstanding natural beauty).
- Affect on the character and appearance of the host dwelling

3. Site Description

The Coach House is situated within an area of outstanding natural beauty (AONB) and green belt. It was part of Rudloe Hall until separated from it in 1965 and is located directly to the east of Rudloe Hall and on the west side of Leafy Lane.

The dwelling is surrounded by a wall which is 2.4 metres high at its lowest point. The Coach House is constructed of natural stone and slate tiles.

The main building has been extended in the past with a single storey projection to the north (although this is likely to be pre 1923) and conservatory to the south.

4. Relevant Planning History		
Application Number	Proposal	Decision
NONE		

5. Proposal

An extension to the north of the dwelling is proposed. It will be predominantly single storey construction with a one and a half storey midsection. A carport linked to the single storey element of the existing dwelling is to connect the extension.

The proposed accommodation is a carport, log store and hallway to; store, laundry room, guest bedroom and en-suite, games/music room, home office and another guest bedroom and shower room at first floor.

A small outbuilding is proposed to be removed to make way for the extension.

Access to the dwelling from Leafy Lane will remain as existing.

6. Consultations

Box Parish Council – There are no objections to the extension in principle but feel that this is overlarge for the green belt. If it were to be granted permission it must remain ancillary to the existing property.

7. Publicity

Two letters of letters were received objecting to the application on the grounds that;

- Although the design is well considered it is too ambitious for a green belt project;
- The construction will be effectively adding another house to the property;
- Several trees have already been removed from the site;
- Extra roof construction is excessive;
- Foul waste discharges into a septic tank in the grounds of Rudloe Hall Hotel. There is no spare capacity for extra foul waste.

8. Planning Considerations

Policy NE1 (Green Belts) of the Adopted North Wiltshire Local Plan 2011 allows only the 'limited' extension of existing dwellings.

Planning Policy Guidance Note 2 (Green Belts) states that inappropriate development will not be allowed in the Green Belt except in exceptional circumstances. It also states that the extension or alteration of a dwelling is not inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building. The creation of new residential development in the Green Belt is inappropriate development in planning policy terms.

The design and planning statement included within the application states that the extension represents around a 30% net increase on The Coach House. However, it also confirms that neither the carport, or log store or existing conservatory extension are taken into account in this figure. Officers calculate that the proposed extension, (minus the volume of the outbuilding to be removed but including the existing conservatory extension) is approximately a 63% increase on the volume of the original building.

Having regard to the size and scale of the development and that it is tantamount to the creation of a new dwelling, it is considered the proposal would not preserve the openness of the green belt and would conflict with the purposes of including land within that designation. The proposal is therefore, considered to be inappropriate development in the Green Belt and contrary to the aims of policy NE4 which prioritises the conservation and enhancement of the natural beauty of the landscape.

Policy H8 (Residential Extensions) states that where proposals for annexe accommodation are put forward these should be of a scale that is proportionate to the existing dwelling and no larger than is functionally required.

Notwithstanding the Green Belt designation it is considered that the form of development, that is, separate accommodation with two bedrooms and two bathrooms and an additional four rooms entered through a hallway, is not compatible with the aims of policy H8. The proposal is considered to be tantamount to a new dwelling in the countryside and would not be in keeping with the host building in terms of scale and form, contrary to policy H8 of the Local Plan.

It has been suggested that a condition or legal agreement is considered to tie the proposed development to The Coach House. Notwithstanding the above, given the scale and layout of the proposed building and that it would be capable of being used as a separate dwelling, the local authority may be under pressure in the future should an appeal against the condition or application to rescind the legal agreement be made. It is considered that a condition or legal agreement would not make what is an unacceptable form of development, acceptable.

In response to a neighbour letter, it is confirmed that it is the applicants intention to install a new septic tank for the exclusive use of The Coach House.

9. Conclusion

The proposed annexe is a disproportionate addition to the dwelling and tantamount to a new dwelling in the green belt.

10. Recommendation

Planning Permission is REFUSED for the following reason:

- 1) The proposal by reason of its size, scale, design and layout, is considered to be tantamount to a new dwelling and would be a disproportionate addition to the existing dwelling. It is therefore, inappropriate development within the green belt and contrary to policies NE1, NE4 and H8 of the North Wiltshire Local Plan 2011.



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SCALE:

19/10/2011

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