

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	2 nd November 2011		
Application Number	11/02399/FUL		
Site Address	1 Whitegates, Castle Combe, Chippenham, Wiltshire. SN14 7HQ.		
Proposal	Two Storey Extension to Existing Dwelling to Provide Annexe (Resubmission of 11/01513/FUL)		
Applicant	Mr C Weir-Williams		
Town/Parish Council	Castle Combe		
Electoral Division	By Brook	Unitary Member	Councillor Jane Scott
Grid Ref	384526 177891		
Type of application	FULL		
Case Officer	Mrs Emma Pickard	01249 706637	emma.pickard@wiltshire.gov.uk

This application has been submitted to the Committee at the request of Councillor Jane Scott to assess the impact of the proposal upon the amenity of the area.

1. Purpose of Report

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

2. Main Issues

- Affect on the character and appearance of the host dwelling (Policy H8)
- Impact on the area of outstanding natural beauty (Policy NE4)
- Implications regarding (Core Policy C3)

3. Site Description

1 Whitegates lies to the northern side of upper Castle Combe and just outside the conservation area but within an area of outstanding natural beauty.

It is a detached dwelling located at the frontage of a modern group of dwellings off the B4039. Directly to the rear are single storey dwellings, and to the south is a bus stop and turning area.

The dwelling is of render and concrete tile construction and following approval in 2008, has recently had a large extension added to the southern elevation.

To the north is a large single storey extension comprising of a study, bathroom, dressing room and bedroom.

4. Relevant Planning History		
Application Number	Proposal	Decision
11/01513/ful	Two storey extension to provide annexe	Withdrawn
08/02513/ful	Two storey extension and single storey porch	Permission

5. Proposal

It is proposed to extend above and forward of the single storey element of the dwelling to create a wholly self contained annexe with a lounge, kitchen and dining room on the ground floor, and bedroom and bathroom on the first floor. An existing door at ground floor will link the annexe to the main dwelling.

6. Consultations

Castle Combe Parish Council commented that the application 'was much more appropriate than the previous application which was withdrawn. Some concern was expressed that this proposal makes the front of the property appear to be all windows.'

7. Publicity

The application was advertised by site notice and neighbour consultation.

8. Planning Considerations

Design

Residential extensions are permitted under policy H8 provided that the development is in keeping with the host dwelling in terms of scale, form, materials and detailing, and does not result in unneighbourly development.

The proposal would be approximately 9.3 metres wide, 7.35 metres deep and 6 metres to ridge height. The extension would therefore, be 0.8m wider and 2.3m deeper than the original part of the dwelling and it is considered would appear bulky and would not be in proportion to the existing dwelling.

In addition, the proposal would add three dormer windows to the front elevation and two widely spaced windows at ground floor level. It is considered that this proposed elevation, which is very prominent, would appear as an incongruous addition to the dwelling.

Use

The annexe is of considerable size providing a significant amount of accommodation which is wholly self contained. Policy H8 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.

It is considered that the proposed annexe is not modest in size and, being wholly self contained, could be easily separated from the main dwelling.

Impact on neighbours

To the rear are a pair of bungalows situated at right angles to 1 Whitegates. The extension will raise the rear wall of the existing single storey extension from an eaves height of approximately 1.8m to 3.25m. The rear wall of the building would be 3.5 m from the rear boundary. Whilst there would be an impact on the amenity of the occupiers of the dwelling to the rear, it is considered that because the extension would not be full height and located off the boundary between the two, on balance the impact would be acceptable.

Area of outstanding natural beauty

It is considered that the natural beauty of the landscape would be conserved by this development, given that the extension would be to an existing dwelling on the periphery of a residential area.

9. Conclusion

The proposal is unacceptable given the design of the proposed extension and size and nature of the proposed annexe.

10. Recommendation

Planning Permission is REFUSED for the following reason:

1. The proposed annexe, by virtue of its design, size and scale, would be out of keeping with the appearance and proportions of the existing dwelling and would be tantamount to a new dwelling in the countryside, contrary to policies C3 and H8 of the North Wiltshire Local Plan 2011.

Informative

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

Site Location Plan; Elevations as Existing; Elevations as Proposed; Floor Plans as Existing; Floor Plans as Proposed (as revised 13/07/2011)



Wiltshire Council
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SCALE:

18/10/2011

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