

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	2 nd November 2011		
Application Number	11/02440/FUL		
Site Address	Bremhill Wick Farm, Wick Hill, Bremhill, Wiltshire. SN11 9LQ		
Proposal	Extensions (Resubmission of 11/01767/FUL)		
Applicant	Mr and Mrs Briselden		
Town/Parish Council	Bremhill		
Electoral Division	Calne Rural	Unitary Member	Cllr Christine Crisp
Grid Ref	396857 174161		
Type of application	FULL		
Case Officer	Mrs Emma Pickard	01249 706637	emma.pickard@wiltshire.gov.uk

This application has been called to committee by Councillor Crisp to consider the visual impact on the surrounding area and design (bulk, height and general appearance) of the proposal.

1. Purpose of Report

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

2. Main Issues

To consider the scale and design of the proposed extensions in the context of the character and appearance of the existing dwelling.

3. Site Description

Bremhill Wick Farm is a large detached dwelling which has, in the past, been substantially extended. Its construction is stone with a clay tile roof.

The dwelling lies within the open countryside and is located on the lower slope of Wick Hill.

4. Relevant Planning History

Application Number	Proposal	Decision
11/01767/ful	Extensions	Withdrawn
08/00214/FUL	Replacement of existing barns with new stables and outbuildings	Permission
05/01598/FUL	Swimming pool and conversion of existing building to poolside accommodation	Permission
03/02199/FUL	Repair existing buildings and re-open blocked up windows and add external wooden staircase	Permission
01/00156/FUL	New stables and alterations to existing stables	Permission

99/02350/FUL	Extensions and alterations	Permission
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5. Proposal

Permission is sought for a two storey extension to the northern elevation of the dwelling linking to existing outbuildings which will be converted to living accommodation, two storey extension of the south east corner, and erection of a large two storey porch/bedroom extension to the south elevation.

The extensions will be finished in matching materials.

6. Consultations

None

7. Publicity

A site notice was erected and neighbouring properties were notified by letter.

8. Planning Considerations

The northern addition would extend the existing modern extension by 4 metres and would remove the half-hip roofs. Although the extension adds to the volume of the dwelling the extension would be seen in context with the modern section and is considered to be appropriately designed. This extension would then link to the existing stable building to be converted to living accommodation. It is considered there would be no additional harm from this conversion.

It is considered that the extension at the south-eastern corner would be in keeping with the design of the dwelling and would unify the appearance of this area of the building with the existing elements of the dwelling.

To the south, the proposal is to add a two storey extension to the southern elevation where a large porch would be created (removing the entrance to the building from the south-eastern corner) and extension to bedroom 4 at first floor. It is this element, although the smaller of the proposed extensions, that is considered to be unacceptable given its siting within the original elevation of the dwelling.

The southern elevation retains the character and appearance of the original dwelling. It is considered that the proposed extension would be overly large and grandiose and is of an inappropriate scale and design which would have little respect for the character of the original building or the elevation on which it is proposed.

The background to the relocated entrance appears to be associated with the recent construction of a hardstanding and new access track to the southern side of the dwelling. It should be noted that the council has questioned the established use of part of the land included within the red line site area to the south. It is likely that the engineering operations for the access track would have needed planning permission as would extension of the residential curtilage. An informative has been recommended to address this concern.

9. Conclusion

The extension to the southern elevation of the dwelling is considered to be overly large and of an inappropriate design and scale given its location on the attractive original section of Bremhill Wick Farm.

10. Recommendation

Planning Permission is REFUSED for the following reason:

1. The proposed porch/bedroom 4 extension would be an inappropriate design and scale and would be an incongruous addition to the southern elevation of the dwelling. As such, the proposal is contrary to policies C3 and H8 of the North Wiltshire District Council Local Plan 2011.

Informative

1. The applicant is advised that this application relates to the extension of the dwelling only and the red line site area does not necessarily define the residential curtilage of the dwelling or authorise either the change of use of land or other development for which planning permission may be required.

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

LPC 2590/2; 3A; 10A; 11A and 12A (Received 15/07/2011) and 2590/7A (Received 10/08/2011)

