

REPORT TO THE NORTH AREA PLANNING COMMITTEE

Date of Meeting	2 nd November 2011		
Application Number	11/02515/FUL		
Site Address	Innisfrey, Washmeres, Colerne, SN14 8DQ		
Proposal	First Floor Extension to Bungalow to Form House (Resubmission of 11/00001/FUL)		
Applicant	Mr and Mrs Strange		
Town/Parish Council	Colerne		
Electoral Division	Box and Colerne	Unitary Member	Cllr Parker
Grid Ref	381689 170947		
Type of application	FULL		
Case Officer	Charmian Burkey	01249 657886	Charmian.burkey@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been called to committee by Cllr Sheila Parker on the basis that the Committee needs to consider whether the revisions have overcome the issues raised in the Inspector's decision letter. (11/00001/FUL refers)

1. Purpose of report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Report summary

The application is to extend the existing bungalow at first floor level to form a house. The site lies within the framework boundary of Colerne, within the Colerne Conservation Area, within an AONB and adjacent to a grade II listed building. The key points to consider are:

- The impact on the character and appearance of the Colerne Conservation Area and AONB.
- The impact on the adjacent Listed Building (Washmere House)
- The impact on the privacy and amenities of the adjacent properties.

Colerne Parish Council support the application.

There have been 2 letters of objection.

3. Site Description

The application site is located towards the southern end of the village of Colerne and is accessed from a narrow lane, known as Washmeres which leads off of Bath Road down towards Washmeres Farm. It is sited within Colerne Conservation Area, an Area of Outstanding Natural Beauty and the adjacent property, Washmere House, to the east of Innisfrey is Grade II listed.

Washmere House has its principle elevation fronting Washmeres and dates from the 18th Century. It is a three storey house (the second storey appears to be partially within the roof) with a historic

outshut addition to the west side of the main dwelling which has a monopitch roof leading from the main roof of the house down to single storey level. There are no windows above ground floor level in this west elevation facing Innisfrey, however planning permission and listed building consent (references 09/00360/LBC and 09/00604/FUL) have been granted to replace a lean to modern glazed single storey addition to the west of the property with a more solid room constructed of clay tiles and rubble stonework walls with two Conservation type rooflights within the roofslope and a small window in the west elevation. The planning permission also refers to a small log store adjacent to the boundary with Innisfrey. Originally the replacement lean-to was going to be a bathroom however, a subsequent listed building consent application (10/03425/LBC) was approved to install bathroom facilities into the first and second floors of the house and so this room may now become a study. This replacement lean-to has not yet been constructed. Washmere House is set down slightly from Innisfrey. Along the boundary there is a low block wall with approximately 1.8m timber/ willow fencing.

Innisfrey itself is a bungalow with single detached flat roof garage, originally granted planning permission on 24th May 1961. The land was formerly part of the curtilage of Washmere House. The neighbouring property to the west of Innisfrey, known as Summerhayes, is also a bungalow with detached single garage also granted planning permission on 24th May 1961. Access to both bungalows is from a shared access onto Washmeres with the driveways leading between the two bungalows to the garages to the rear of the properties.

Innisfrey itself has small curtilage which does restrict the site in terms of development. The property has most of its garden to the front with steps down from the bungalow to the lawn area which is enclosed by a low stone wall and pillars with railings. There is a smaller paved area to the rear of the property with the property's flat roof garage also to the rear. The sides of the bungalow are coursed limestone rubble with reconstructed stone lintels, cills and quoins with the front and rear being painted cream render. There are three rooflights to the front roofslope and three rooflights to the rear roof slope as the roofspace was converted into a bedroom with WC. The roof materials on the main bungalow are grey concrete interlocking tiles with a small flat roof element to the rear (which enlarges the kitchen). The windows are white double glazed upvc.

Catley House is a two storey dwelling and is sited to north of the application site with its principle elevation fronting Washmeres. A two storey gable extends the rear of the property with windows to the south aspect facing towards the rear of Innisfrey (one at first floor level) along with windows to the rear elevation (one at first floor). A single storey gable projection also extends the property to the rear. Catley House and garden is at a higher level to Innisfrey.

The levels within the site are not uniform. Broadly speaking, the site slopes down from north to south and west to east.

Washmeres Lane curves around the site and is bordered by a stone wall. The lane itself slopes further downwards as the land levels drop. Bath Road is therefore at a higher level to the application site and there are open rural views from Bath Road between the rooflines of buildings to the south aspect down across the Box valley.

4. Relevant Planning History		
Application Number	Proposal	Decision
11/00001/FUL	First floor extension to bungalow to form house	Dismissed at appeal
90/02582/FUL	Extension to garage	Permission

5. Proposal

The proposal is to add a first floor over approx 2/3 of the existing bungalow, with the space in the roof retained over the remaining single storey element. A 2 storey extension will be constructed to

the rear. An existing window in the west elevation will be removed. The whole dwelling will be re-roofed in clay double roman tiles, existing rooflights replaced with conservation type ones, the front door realigned to balance with the new dormer above, replacement of the patio doors to the front with French doors and side windows, reduction in size of windows and replacement with wood casements. On the rear elevation window sizes are to be replaced and the existing patio doors replaced with a 3 light window.

The height of the extended building will be a maximum of 7.6m at two storey height and 5.1m at single storey height.

All the external walls will be coursed rubble stone with stone quoins and natural stone copings on the roof ends. The roof will be re-clad in double roman clay tiles.

6. Planning Policy

North Wiltshire Local Plan 2011 policies C3, HE1, NE4 and H8

7. Consultations

Colerne Parish Council support the application in line with the Inspector's report.

Archaeology do not object.

8. Publicity

The application was advertised by site notice and neighbour consultation.

2 letters of letters of objection received

Summary of key relevant points raised:

- The Council is not bound by the implicit guidance of the Inspectorate.
- The application should be judged as a new application, upon its merits.
- There is new information involving bye laws.
- Loss of light – impact on Washmere House.
- Considerable height.
- Effect on Conservation Area and Grade II Listed Building.
- Negative effect on amenities of future occupants of Innisfrey
- Overly dominant.
- Incongruous in Area of Outstanding Natural Beauty and conservation area.
- Precedent for other bungalows.

9. Planning Considerations

Members will be aware that the council's decision to refuse an earlier application was subject to an appeal. In dealing with the appeal (11/0001/FUL) the Inspector accepted the scale and overall principle of the proposal but dismissed the appeal on the grounds of the more detailed design of the proposal which included the retention of the patio doors at the front, non matching 1st and ground floor windows which he considered gave a disorderly appearance to the proposal.

The current proposal has matched all the windows, removed the patio doors and re-roofed the building in clay double roman tiles. The remainder of the application is essentially the same.

The site lies within the framework boundary of Colerne where in principle residential extensions are appropriate within the context of planning policies C3, H8 and HE1 (where the site lies within a conservation area, as is the case here).

The impact on the character and appearance of the Colerne Conservation Area and Cotswold Area of Outstanding Natural Beauty.

Bath Road has important views down towards the Box Valley and offers a rural outlook between the rooftops and existing buildings. Policy HE1 make reference to the importance of gaps between buildings as well as attractive vistas and views, which make up the character of the conservation area. The key is whether the revised scheme can be considered to preserve or enhance the character or appearance of the conservation area.

It is acknowledged that the proposal will have an impact on the area, but given the Inspector's report on the previous refusal and the improvements to the scheme, it would be very difficult to justify a refusal on design or impact grounds. Whilst the neighbour's comments on bye laws are noted, bye laws are not enforceable under planning legislation.

The height of the building proposed is the same as that previously viewed by the Inspector and not deemed to be harmful either in terms of loss of amenity, overshadowing or privacy. The Inspector's report (especially of such a recent application) is a material consideration in the determination of this application and carries significant weight.

Policy NE4 requires development to conserve or enhance the natural beauty of the landscape of the area. The application is for an extension to an existing property and it is considered that the requirements of this policy will be met.

Impact on the adjacent Listed Building

Policy HE4 and PPS5 require account to be taken of the impact of development upon the setting of a listed building.

Innisfrey was built on land which was historically associated with Washmere House, but the extensions have been designed to keep the 2 storey element away from listed building. The Inspector accepted this relationship when dealing with the recent appeal.

Impact on privacy and amenity of the adjacent properties

Catley House is sited with its garden immediately to the north of the application site. The rear garden of Innisfrey is approx 7 -8m with a garage between the proposed extension and the garden boundary. However, the rear elevation of the proposal only includes 1 first floor window which serves an ensuite and is to be fitted with a restricted opening mechanism and obscure glass. No additional overlooking will be created.

Catley House is higher than Innisfrey and the boundary between is a stone wall with hedging above. It is not, therefore considered that a refusal could be justified on loss of privacy to either the rooms of the house or the garden. The Inspector agreed with this viewpoint.

With regards to Washmere House to the east, it should be noted that the house is orientated away from Innisfrey and the single storey element of Innisfrey will remain nearest to it. It is not considered that a reason for refusal could be justified. Again this has been supported by the Inspector dealing with application 11/00001/FUL

Summerhayes is a bungalow sited approx 5.5m to the south west of the application property. There is already a degree of overlooking between the properties, although the current proposal does not increase or propose any side elevation windows.

10. Conclusion

A key factor in the determination of this application is the recent appeal decision on 11/00001/FUL and the alterations that have been made to address the Inspector's concerns.

It is considered that the amendments to the scheme that have been made have overcome previous concerns and on balance, the addition of a partial first floor extension to this bungalow would not result in a significant loss of amenity or privacy to adjacent properties that is sufficient to justify a refusal. The scheme is now considered to respect the character and appearance of the Colerne Conservation Area and Cotswold Area of Outstanding Natural Beauty. As such the proposal is considered to accord with policies C3, H8, HE1 and NE4 of the North Wiltshire Local Plan 2011.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposal is considered to have an acceptable impact on the immediate locality and wider natural beauty of the landscape and will preserve the character and appearance of the Colerne Conservation Area in accordance with policies HE1 and NE4 of the the North Wiltshire Local Plan 2011. The development will not have an overriding detrimental impact on the privacy and amenities of the neighbouring properties in accordance with Policies C3 and H8 of the North Wiltshire Local Plan 2011 and will not materially detract from the setting of the adjacent Grade II listed building therefore complying with policy HE4 of the North Wiltshire Local Plan 2011.

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The stonework to be used externally on the proposed development shall match that of the existing building in terms of type, colour, size and bedding of stone, coursing, type of pointing and mortar mix, unless otherwise agreed in writing by the Local Planning Authority prior to works commencing.

REASON: In the interest of visual amenity and the character and appearance of the area.

3. No development shall commence on site until details of the roof tiles to be used on the development have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no extensions or external alterations to the building forming part of the development hereby permitted.

REASON: In the interest of amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for extensions or external alterations.

5. Before the development hereby permitted is first occupied the first floor window to rear (north) elevation serving the ensuite shall be obscure glazed and with the opening pane restricted to open to 30 degrees, and will be maintained as obscure glazed with restricted opening of 30 degrees at all times thereafter.

REASON: In the interest of residential amenity and privacy.

6. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans

Site Plan; 001; 002; 003; 007A; 008A; 009B

Dated 25/07/2011

REASON: To ensure that the development is implemented as approved.



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SCALE:

12/10/2011

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