

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	2 nd November 2011		
Application Number	N/11/02979/FUL		
Site Address	Cleeves Wood, Lower Kingsdown Road, Kingsdown, Wilts. SN13 8BA		
Proposal	First Floor and Ground Floor Extension and Alterations to Dwelling (Resubmission of 10/04679/FUL)		
Applicant	Mr P Marshall, Cleeves Wood, Lower Kingsdown Road, Kingsdown, Wilts. SN13 8BA		
Town/Parish Council	Box		
Electoral Division	Box and Colerne	Unitary Member	Cllr Shelia Parker
Grid Ref	381215 167514		
Type of application	Full		
Case Officer	Chris Marsh	01249 706657	chris.marsh@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been brought before Committee by request of the Unitary Member, Cllr Sheila Parker, in order to assess the impact of the proposed amendments.

1. Purpose of report

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

2. Report summary

The main issue for the Committee to determine is whether the height of the proposed extension is acceptable in the context of the host dwelling, Area of Outstanding Natural Beauty and West Wiltshire Green Belt. An increase in ridge height, along with the amendment for 2no Velux windows to replace a single dormer window on the Lower Kingsdown Road side of the building, is the only material difference to the approved application ref. N/10/04679/FUL.

3. Site Description

Cleeves Wood is a substantial detached property set within the West Wiltshire Green Belt and Area of Outstanding Natural Beauty, on the Lower Kingsdown Road, overlooking the Box valley. The property is orientated towards the West, in which direction the occupants own a substantial plot of land, with a relatively unimposing and visually single-storey elevation adjoining the edge of the Lower Kingsdown Road. The site is accessed via a driveway at its northeast corner and there is ample parking to the front of the property.

4. Relevant Planning History

Application Number	Proposal	Decision
10/04679/FUL	First Floor Extension and Alterations to Dwelling	PER
08/00414/FUL	Two Storey Extensions and Alterations	REF

5. Proposal

The proposal comprises the partial demolition of an existing flat-roofed single-storey annex to the South of the main dwelling, currently serving as a kitchen and dining room, and its replacement with a substantial two-storey extension following the linear shape of the dwelling to increase the ground floor living space and add one additional bedroom with en suite, plus an en suite to the existing third bedroom.

Following the refusal of an unacceptably large extension in this position in 2008 (as above), permission was subsequently granted for a later scheme which followed in scale the existing ridge height of the lower part of the pitched roof as existing (the 2010 application). This scheme was considered acceptable due to its subservience to the existing dwelling, among other factors. Given the otherwise identical nature of the current application, the key material considerations are therefore the increased ridge height of the extension, and the replacement of the approved dormer window on the East elevation with two Velux windows.

6. Planning Policy

Planning Policies C3 (Development Control Core Policy), NE1 (Western Wiltshire Green Belt), NE4 (Areas of Outstanding Natural Beauty), NE15 (The Landscape Character of the Countryside) and H8 (Residential Extensions) of the adopted North Wiltshire Local Plan 2011 are relevant:

7. Consultations

Box Parish Council - no objection

8. Publicity

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

No letters of representation have been received.

9. Planning Considerations

The main consideration is whether the proposal, by virtue of its height in relation to the existing property is acceptable in light of Policies C3, H8, NE1, NE4 and NE15 of the adopted North Wiltshire Local Plan 2011.

The substantive replacement of the approved dormer window with Velux equivalents is considered acceptable in design terms, and potentially offers an improvement in terms of overbearing on the Lower Kingsdown Road

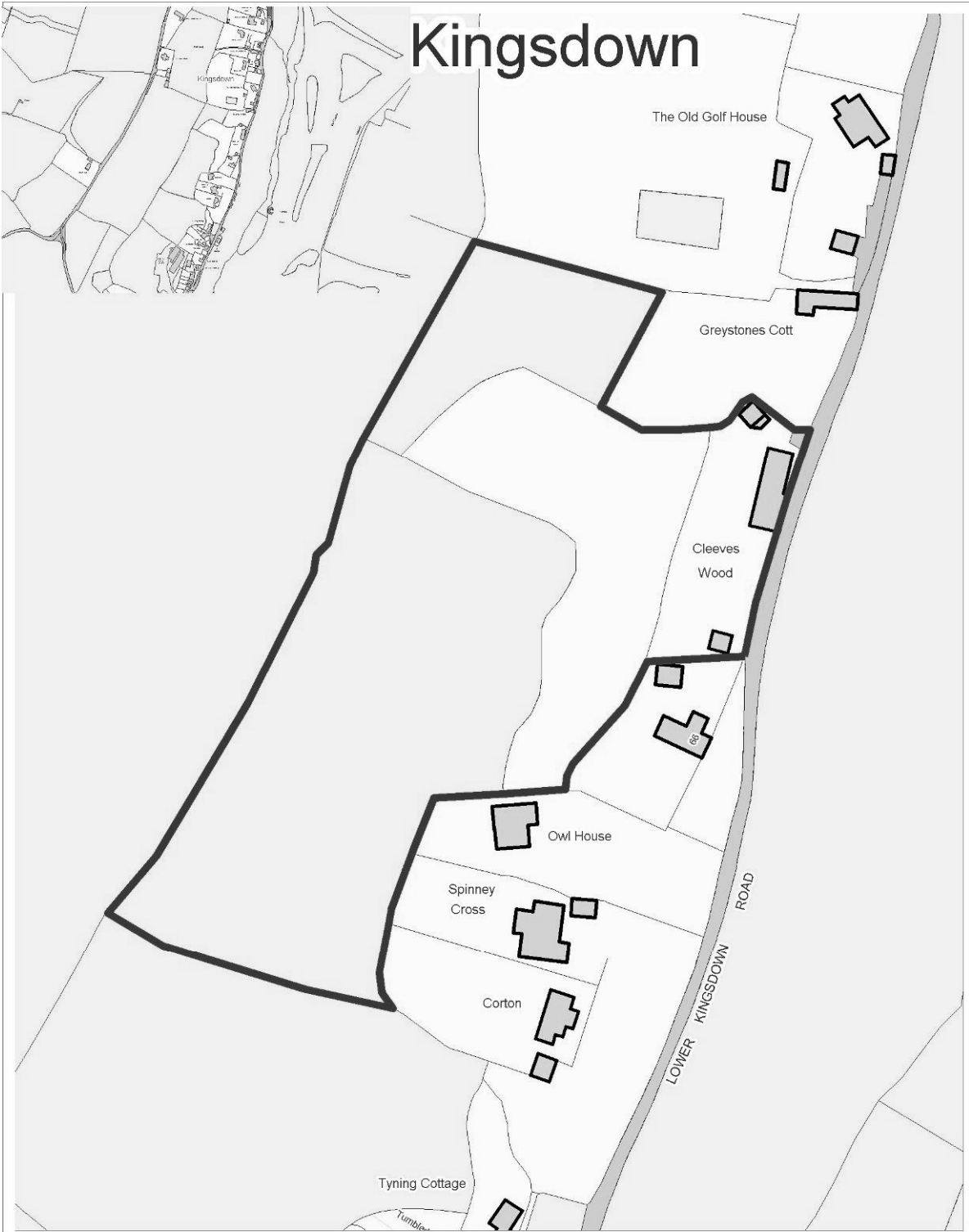
However, the increase in ridge height of the proposed extension over and above the highest point of the existing dwelling is considered unacceptable in terms of scale. The proposal therefore fails to demonstrate appropriate subservience to the main dwelling or sensitivity to its setting, as such appearing overly high and out of scale.

10. Recommendation

Planning Permission be REFUSED or the following reason:

The proposed extension by reason of its excessive height would be disproportionate to the existing dwelling and would reduce the openness of this part of Lower Kingsdown Road, thus failing to accord with Policies NE1, NE4 and NE15 of the adopted North Wiltshire Local Plan 2011. Furthermore, the detrimental overbearing effect of the proposed extension on the host dwelling due to its height would be contrary to Policies C3 and H8 of the adopted North Wiltshire Local Plan 2011.

Kingsdown



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SCALE:

20/10/2011

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