

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No.

Date of Meeting	2 nd November 2011		
Application Number	N/11/02918/FUL		
Site Address	The Old Hall The Street Grittleton		
Proposal	Conversion and Extension of Garage to Granny Annexe. Erection of Two Single Storey Extensions to Dwelling		
Applicant	Mr N Ridler & Miss Peirce		
Town/Parish Council	Grittleton		
Electoral Division	ByBrook	Unitary Member	Jane Scott
Grid Ref	386194 180212		
Type of application	Full		
Case Officer	Mandy Fyfe	01249 706638	mandy.fyfe@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been referred to the Northern Area Planning Committee at the request of Councillor Scott as the Parish Council have some concerns regarding the application.

1. Purpose of report

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

2. Report Summary

The main issues in consideration of this application are as follows:

- Principle of development
- Visual amenity and character of conservation area
- Impact on adjoining residential properties
- Update since deferral of application at last Committee

The application has generated:

- Objection from Grittleton Parish Council
- 1 letter of objection
- 1 letter of concern

3. Site Description

The Old Hall is a detached two storey dwelling that was built in the 1990's following the demolition of the old Village Hall. It is constructed of natural dressed stone, stone quoins and with natural stone slates and white painted timber joinery. It has distinctive twin gables with plain barge boards and decorative barge boards for the centred front entrance. In front and to the east side of the dwelling is a detached stone garage. There is also a vehicular right of way to the west side of the property leading to Nos 4 & 5 School Lane.

4. Relevant Planning History		
Application Number	Proposal	Decision
91.01649/F	Erection of a detached dwelling with detached garage	Permitted
90.01589/OL	Outline- erection of 2 semi-detached houses and formation of vehicular access	Permitted
88.01617/OL	Amendment to previous consent Outline for two semi-detached dwellings and formation of new vehicular access	Permitted

5. Proposal

The proposal as originally submitted was for the following development:

- a) Conversion and extension to garage to form a granny annexe
- b) Erection of a conservatory to form a glazed link between the front of the house and the annexe
- c) Erection of two single storey extensions to each side of the dwelling –but this was omitted from the original description
- d) Erection of hardstanding to form additional parking

However, following objections to the scheme, the applicant has deleted the glazed link and additional hardstanding element and therefore the proposal has now been reduced to:

“Conversion and extension of garage to annexe. Erection of two single storey extensions to dwelling”.

The existing garage which is constructed from the same materials as the dwelling has a floor area of 30m². It has an eaves height of 2.3m and a ridge of 5.3m. The front timber doors of the garage face to the west. There is a side door and window facing the house.

The proposal is to add a 2m addition onto the south elevation. This would have the same ridge line as the existing building and be built of the same materials. It is proposed to remove the timber doors and a triangle of the gable end stonework to insert new timber glazed windows. On the south elevation which is currently blank, two new windows are proposed – one for the kitchen and one for the shower room. The side door and window facing the house would be retained. The new accommodation would provide a lounge and kitchen on the ground floor and a bedroom with shower room within the enlarged roof space. With regard to the Parish Council’s concern about the lack of access to the annexe, the revised plans show that the side door would be retained as existing.

Turning to the proposed single storey extensions, the one on the east side of the house would have a mono-pitched roof and a width of 1.8m, giving a floor area of 16.2m². It would provide a storage area and although would have doors at each end would not be a through route. There was a line of conifers along the party boundary with Wych Elm the adjoining property, but these were recently removed but without the benefit of prior approval from the Council. A new boundary wall would be erected along the boundary.

To the west of the property alongside the access way leading to No 5 and 4 School Lane, a further small side addition is proposed. This would have a floor area of 4.6m² and also provide storage space. No windows are proposed, but one door would face the drive area.

6. Planning Policy

North Wiltshire Local Plan 2011: C3, HE1, HE4 and H8

7. Consultations

Grittleton Parish Council: The Parish Council would suggest more information is needed relating to:

- Parking and shared access arrangements. Two properties in School Lane enjoy a right of access over the driveway at The Old Hall. However this is not shown in the site plans submitted with the application
- No detail relating to the means of entrance to the annex has been shown
- Specific information relating to materials to be used has not been included in the application. As the property sits within a Conservation Area, this level of detail is required to ensure the proposed works comply with requirements.

Grittleton Parish Council is therefore unable to approve the application as it stands currently.

Highways: It is acceptable in principle for the proposed conversion of the garage into an annexe and the loss of parking spaces to a conservatory. The site will be able to accommodate the required 3No parking spaces, but plans will be required showing that this is possible. In principle the annexe should require a parking space of its own, but provided that the annexe is attached to the main dwelling, then 3 spaces are sufficient. No highway objection subject to a condition. Conservation Team: Original Comments: This is a large modern house built on the edge of Grittleton. It has many architectural features which echo those seen on the cottages nearby and whilst much larger than the semi-detached Victorian Cottages, is clearly designed to blend with and compliment the street scene. The existing double garage is detached from the house and has the basic silhouette of the traditional buildings in this village and is clearly subservient to the house.

The (original) proposal is to build a conservatory that will connect the front of the house with the double garage. There will be a single storey extension either side of the house and a two storey extension the width of almost a third bay to the garage. The front of the double garage currently has a pair of side hung timber doors in the stone walls. The proposals show that the timber doors would be replaced with glazing to serve a first floor bedroom. The glazed roof of the new conservatory is shown on elevations as intersecting the garage roof, although this has not been shown on the roof plan for the garage.

The proposals show a most extraordinary combination of additions and alterations to this house and garage which do not relate to anything on this site or nearby. Furthermore there is a shared vehicular access past this house which means that these glazed areas will either reduce the level of privacy for the occupants of this property or there will be a need for permanent curtains or blinds closed.

I consider these proposals to be extremely harmful to the character and appearance of the conservation area as well as the setting of the adjacent listed buildings. The development would be contrary to PPS5 and to North Wiltshire Local Plan Policy HE1. I recommend that this application be refused.

8. Publicity

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

2 letters of letters of objection received

Summary of key relevant points raised:

- Concerned about the effect of the reduction in space available for parking on the shared driveway and from garage conversion
- Like to see mention of the shared access in the application and more details on the provision of an additional parking space
- Shared access is currently used by three properties and is required for larger vehicles such as oil tankers and maintenance vehicles

9. Planning Considerations

Principle of Development

The proposal now relates only to the two single storey additions to the house and the conversion and extension of the double garage to form a granny annexe.

With regard to the single storey additions, both of these would be attached to the existing side walls of the dwelling. Materials are indicated to match existing. There was some concern that the original drawings did not show clearly whether there would be any part of the additions overhanging the adjoining properties, but the revised plans indicate that no part of the extension facing Wych Elm to the east will encroach and that also applies to small storage area to the west too.

Turning to the garage conversion, the proposed addition new habitable accommodation would mean that the two spaces in the garage could no longer be used and therefore there is a need to find additional parking within the site as well as retaining the mature trees to the south of the garage that were omitted from the original plans. As the conservatory has been omitted from the plans, there will be more space for car parking whilst retaining the dedicated right of way to the Nos 4 & 5 School Lane. The revised plans show that the parking and turning area within the drive in front of the dwelling would be retained.

Visual Amenity and character of the Conservation Area

The revised scheme to delete the conservatory is to be welcomed as this now overcomes the issues of the glazed link between the part of the principal elevation of the dwelling and the north elevation of the garage. Apart from the principle of linking the two buildings up, the drawings were not of sufficient clarity to see exactly what was proposed.

However it is noted that even the revised drawings still do not show sufficient detailing of the fenestration, so were permission to be granted it would be subject to conditions requiring large scale drawings of the proposed timber windows and doors for both the extensions and granny annexe.

It is considered that the single storey store area to the east of the dwelling would not be seen from The Street, but would be visible from Wych Elm to the east and obliquely from Mere-stead to the west.

Whereas, the west facing addition would be visible from the highway and adjoining properties to the west. With regard to Policy HE1, the view is taken that although the proposals would effectively fill up the built development each side of the dwelling, the additions are single storey only and 2m high fences could be erected here anyway which would give the same impression. It is considered that the proposed two extensions would comply with the policy to preserve the character of the conservation area.

As for the granny annexe element this would be visible from both neighbours and The Street, but as the mature trees on the frontage are now to stay and are shown on the revised plans, the impact on the overall street scene will be minimal. With regard to Policy HE1 which deals with development in conservation areas there is a requirement that development should only be

permitted where it would preserve or enhance the character or appearance of the Conservation. The modified scheme is considered to now achieve this as the gap between the house and garage will be maintained thereby retaining the distinction between the dwelling and its outbuilding.

In respect of the Parish Council's comments on lack of details about materials for the proposals, this can be dealt with by way of condition requiring samples to be submitted as part of the discharge of conditions. In this case, there are details on the original permission that specifies the source of the stone and stone slates that was used for the existing dwelling. The new materials for the development would have to match those of the existing property.

Impact on the adjoining listed dwellings

To the west of The Old Hall is Mere-Stead and Nos 5 & 4 School Lane. These are all Grade II listed buildings being part of the historic estate village connected with Grittleton House. It is considered that the proposed extensions and granny annexe would have a limited impact on the setting of these listed buildings in that the garage element is on the east side of the communal driveway so that this would lessen the impact of the development on Mere-Stead.

It is also considered that the new development would make a positive contribution to the character and local distinctiveness of the historic environment and therefore comply with the requirements of PPS5.

Impact on adjoining residential properties

There are no issues regarding the proposed two single storey additions to the dwelling as no windows are proposed for these additions only secondary doors. However there is an issue regarding the insertion of new glazing for the first floor bedroom of the granny annexe as the closest dwelling to the west – Mere-Stead (Grade II listed like all the properties to the west) has two windows facing towards the east. It would appear that the distance between the two properties would be approximately 18m and that this proposed first floor window could result in overlooking between the dwellings. It should be noted that the occupants of Mere-Stead have not commented on the scheme and on balance is not thought to be so detrimental to neighbour amenity so as to justify a reason to refuse planning permission.

Update since deferral of application at last Committee meeting

Conservation Officer comments on revised drawings

“The only difference between these drawings and the original proposals seems to be the removal of the link between the house and converted garage. I am still of the opinion that the alterations and extension to the garage are unsympathetic to the parent building, adjacent to listed buildings and surrounding conservation area. My comments regarding the scale and design of the garage that is to become a granny annexe remain as per the original comments of 3rd October as does my recommendation for refusal.

The roof material for the garage is listed on the proposed drawings as Cotswold Plain Tiles. I have not heard of these tiles, but from the photographs, they appear to be reconstructed stone tiles.

Recommend the following condition should the recommendation be to approve:

Notwithstanding the submitted drawing DJR/N/107 rev B, the front elevation of the converted garage should be redesigned to show details that are more suitable for this site.

Reason: In the interests of visual amenity

It is also suggested that any extension to the garage be roofed in material to match the existing garage roof.”

In light of the Conservation Officer's comments, the view is taken that now that the glazed link has been omitted, the proposal as revised is more acceptable and the proposal is therefore to recommend approval.

However it is acknowledged that the revised plans are still not sufficiently clear with regard to the relationship between the stonework and inserted glazed areas. Due to the previous time constraints, it was considered that conditions requiring the submission of a number of details prior to commencement would be more appropriate in this instance

This also applies to the comment regarding the use of Cotswold Plain Tiles on a building that appears to be constructed of stone slates. Therefore Condition 2 on the report requires that samples of the stone and tiles be submitted prior to commencement.

10. Conclusion

The revised scheme is considered much more acceptable in policy terms and further details of the whole development including showing the position of the shared access track have now been included in the amended plans. Subject to use of appropriately worded planning conditions the proposal is now considered acceptable in term of design and use of materials.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposal has now been significantly reduced from the original scheme and is considered to an appropriate form of development which would preserve this part of the Grittleton Conservation Area and the adjoining listed buildings to the west. Subject to the imposition of appropriately worded planning conditions the proposal is considered to comply with Policies C3 HE1 HE4 and H8 of the North Wiltshire Local Plan 2011 and the guidance contained in PPS5.

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. No development shall commence on site until details and samples of the materials to be used for the external walls and roofs 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.

POLICY: C3; HE1; HE4; H8

3. No development shall commence on site until a sample wall panel, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

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

POLICY: C3; HE1; HE4; H8

4. No development shall commence on site until details of all eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and canopies 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.

POLICY: C3; HE1; HE4; H8

5. No development shall commence on site until details of the finish to external timber, including any paint or stain to be used on the external walls and window joinery have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first brought into use / occupied.

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

POLICY: C3; HE1; HE4; H8

6 (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with British Standard 5837 (2005): Trees in Relation to Construction, has been submitted to and approved in writing by the Local Planning Authority, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

REASON: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

POLICY: C3; HE1

7. The extension (building) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known The Old Hall, The Street, Grittleton, Wiltshire.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

POLICY: C3; HE1; HE4; H8

Informatives

1. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

2. Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. You are advised to contact the PROW officer.

