

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	30.11.2011		
Application Number	W/11/01248/FUL		
Site Address	The Forge Park Street Heytesbury Wiltshire		
Proposal	Two storey extension and internal alterations		
Applicant	Mrs R Royce		
Town/Parish Council	Heytesbury Imber And Knook		
Electoral Division	Warminster Copheap And Wylve	Unitary Member:	Christopher Newbury
Grid Ref	393117 142534		
Type of application	Full Plan		
Case Officer	Mr Steve Vellance	01225 770344 Ext 01225 770255 steven.vellance@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Christopher Newbury has requested that this item be determined by Committee due to: - Relationship to adjoining properties

1. Purpose of Report

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

2. Main Issues

The main issues to consider are:

Impact of the proposal on the host curtilage listed building.

Impact of the proposal on neighbouring properties/amenity.

3. Site Description

The site is a detached building known as The Old Forge at 113 Park Street, Heytesbury, it is constructed from red brick and local stone, with a clay tiled roof. The building is sited opposite a building numbered 113 Park Street, Heytesbury - known as The Old Forge House. The two properties share a communal entrance and driveway. The latter is a grade II listed building, with The Old Forge being a curtilage listed building.

4. Relevant Planning History

92/00328 Conversion of Old Forge to dwelling Permission 28.04.1992.

5. Proposal

The proposal is for a two storey side extension and internal alterations.

The two storey extension would be sited on the southern rear elevation of the Old Forge and would approximately measure: 5.6m (length) by 5.8m (wide) by 5.5m (high).

Internal alterations would consist of repositioning the existing staircase within the living room and the first floor would provide a bathroom and a bedroom. The roof trusses within the first floor would be slightly altered to allow access to these rooms.

The initial proposal also included an enlarged opening within the road facing garden and a car port area. This aspect has been withdrawn.

6. Planning Policy

West Wiltshire District Plan 1st Alteration (2004)

C3 Special Landscape Area.

C28 Alterations and Extensions to Listed Buildings

C31a Design

C38 Nuisance

Supplementary Planning Guidance – Design Guidance on House Alterations and Extensions.
Adopted July 2004.

National Guidance.

PPS5

Planning for the Historic Environment.

7. Consultations

Heytesbury Parish council

Following the final and most recent set of revised plans, which removed the proposed car port and enlarged entrance within the boundary wall, have raised no objections to the application.

Conservation Officer

No objections and makes the following comments:

- Undertook a pre-application meeting with the agent and is satisfied with the approach to extend the curtilage listed building, which would continue the traditional form of the building.
- Materials must match the host building.
- Structural interventions at first floor level are acceptable and relatively minor.
- The enlargement of the existing opening in the front wall of the garden would be acceptable, as the current single opening is poorly detailed. The proposed access would formalise and tidy up the entranceway.
- The loss of historic fabric would be minor.
- The height of the car port has been reduced to keep it hidden behind the boundary wall.

Revised comments on the 22 August 2011:

- Car port and enlarged entrance have been withdrawn, (to which the Officer raised no objections) would result in a more traditional scheme, due to the fact that the site would remain closer to its existing state.

- Proposed extension would continue the building lines of the existing building and appear as a traditional extension.
- The new extension would be distinguished from the old by the brick quoins remaining on the old historic part.
- The new extension would not be jointed into the historic fabric; thereby the existing brick quoins would remain as a straight joint and would be a visual marker to separate the old from the new.

Recommendation: No objections.

Revised comments on the 24 October 2011:

The ridge of the proposed extension has been slightly lowered, which would detract from the rhythm of the building, but understands that this has been undertaken for practical purposes i.e. to physically allow the extension to be constructed.

Principle of the extension remains sound and the lowered ridge would not significantly detract from the special interest of the building.

Recommendation: No objections.

8. Publicity

The application was advertised by site notice, local press notice and neighbour notification. Consultations undertaken on the 12.04.2011, 16.08.2011 and 06.10.2011

Summary of points raised:

Seven letters and emails of objection were received, of which five were sent from the owner of the neighbouring Old Forge House and his agent. The following points were raised:

- Plans inadequate and don't show the western elevation.
- Plotted history to the site as a whole provided - The Old Forge served the community to 1946 including details of previous owners provided.
- Various photographs and computer generated images provided.
- The Old Forge would have appearance of a modern dwelling if permission were granted.
- Has its own unique appearance.
- Existing roof trusses are awkward and prevent use of top room, proposal would destroy this aspect.
- Previous owner enquired about altering roof trusses and told no.
- Question about dwelling status of The Old Forge.
- Boundary wall unique and has its own significance, proposed car port is ugly.
- Historically The Old Forge and The Old Forge House were within the same title, now legally separated and have their own titles.
- Two properties possess a close relationship with a shared driveway access, which is narrow - could be problematic if two households were to utilise it.
- Proposed new access would cause highway problems.
- The Old Forge and The Old Forge House to have the same planning protection.
- Proposed extension of The Old Forge would fill gap between this property and the garage of The Old Forge House.
- Garage of The Old Forge House is on boundary, therefore building the extension would be difficult and would alter the character of The Old Forge.
- Site not been surveyed to see if the garage would fit - application be refused.
- Extension would lead to high - density development and would not be appropriate.
- Roof of the extension would be incongruous.
- Essential form of The Old Forge would be affected.
- Conservation Officer's pre-application comments sought to be viewed under Freedom of Information Act.
- Allegation that previous owner advised to withdraw planning application.
- Council not consistent in the advice it gives.

- Owner of The Old Forge House sought pre-application advice about extending The Old Forge – was told no - advice is consistent with previous advice given.
- Council's Conservation Officer is wrong in his advice and opinions.
- The Old Forge should be considered to be a heritage asset as there is a clear relationship between this building and The Old Forge House.
- Original Heritage Design and Access Statement does not address heritage asset related policies of PPS5.
- Little justification within original statement with regard to impact on The Old Forge House.
- Proposal does not comply with saved policies C18 and C28 of the local development plan and HE7 of the Structure Plan.
- Proposal is large and would result in loss of character of The Old Forge.
- Proposal would result within a dominant and overpowering addition.
- Affect amenity of The Old Forge House and its garden.
- Heritage asset would be damaged.
- Criticism of the Council with regard to the application not being withdrawn and resubmitted.

9. Planning Considerations

Planning Officers Comments.

This application is to extend the existing building known as The Old Forge and would consist of a two storey side extension. The initial scheme included a car port and enlarged vehicular opening within the front boundary stone wall, however following revised plans, this element of the scheme has now been withdrawn. This being the case the Parish Council is in full support of the scheme and has raised no objections. Access to the site would consist of using the existing shared access and utilising existing car parking spaces.

The two storey side extension would be sited on the southern end elevation of the host building and would occupy a small part of garden land, immediately adjacent to the garage of The Old Forge House. Due to this close relationship with the neighbouring garage, the rear elevation of the proposal has been stepped back slightly, to allow clearance of this building. This in turn has meant that the ridge height of the garage roof has been lowered to a lesser degree, to maintain the existing roof pitch. Whilst this is unavoidable the Conservation Officer has raised no objections to the scheme as a whole, commenting that the principle of the proposal remains sound and that the lowered ridge height would not significantly detract from the special interest of the building.

There would be no adverse impact on the amenity of The Old Forge House because there would be no directly overlooking fenestration from the proposed extension. There would be one angled roof light within the roof plane of the western elevation, which would serve the proposed en-suite. It would not directly overlook The Old Forge House. Likewise, the first floor southern end elevation window would not directly overlook The Old Forge House, because of its orientation and instead it would look onto an established mature boundary.

The applicant has submitted a revised Heritage Statement, which serves to provide the requested information in relation to the third party cited policies within PPS5, relating to the issue of Heritage Assets.

It is not agreed that The Old Forge would have the appearance of a modern dwelling because matching materials would be utilised throughout and the proposal would follow the form of the host building. In this instance it is considered appropriate to extend the dwelling in like form, scale and materials because such measures would not have an adverse impact on the host building, nor The Old Forge House. The new extension would be distinguishable from the existing by virtue of the design of the proposal and because the extension would abut the existing brick quoins of the principal building, as opposed to being "keyed in".

The proposed extension would not have any adverse impact upon the setting of the listed building and the street scene of Park Street, because the dominant feature would be the walled garden enclosure to Park Street. Similarly, the gable end elevation of The Old Forge would not be affected as neither would the scale of the proposal in the way it would address Park Street. Thus there would

be no adverse affect upon the heritage asset design, whereby the original form and character of the dwelling would be retained and extended.

Through these measures, the essential form and character of The Old Forge as a subservient structure, attached to the significant garden wall, serves to preserve the unique character of this building, as well as its relationship to other nearby buildings. Thus, the increase in length and form of The Old Forge would not materially affect its character nor impact on any other asset.

The proposed scheme is fully compliant with Policy C28 of the local development plan because the essential form of The Old Forge would not be adversely affected, its features of architectural interest would be retained and any loss or damage to the historic fabric of the building would be minimised. Likewise the new extension's details have been designed to be in keeping with the character of the existing building whereby matching materials would be utilised throughout.

It is also considered that Policy C31a of the local development plan has not been breached, because the proposal would respect the existing pattern and architectural character of nearby Park Street. Similarly, because the extension would be alike to the host dwelling, in its form, proportion, massing and scale and the use of matching materials, would not adversely affect the street scene or the character of the listed building. The proposed internal alterations would have minimal impact as there is minimal historic fabric to the dwelling. The slight alteration to the roof truss would allow access through the roof space. The Conservation Officer has raised no objections to this.

The planning history to The Old Forge is important, especially in relation to the 1992 planning permission which gave permission for the conversion of The Old Forge to that of a dwelling. It is clear from the information contained within the planning history, that this permission has been implemented and the applicant has provided information to show that the building has been utilised as a dwelling from 1992 to the present day; it is therefore clear that the residential use has not been abandoned.

A neighbour objector has raised the issue of pre-application advice which the Council's Officers have given/offered in the past and the alleged inconsistency, which is claimed to have occurred, when offering such advice. It is not possible to comment on such allegations, except to state that any such informal opinion is the professional opinion of that officer, which is based upon the facts as presented to him or her at that particular time. It is also important to realise that any such informal advice or opinion given may change or alter when a planning application has been submitted, this being due to the fact that other additional matters/issues may come to light which may be pertinent to the determination of the application.

The same neighbour objector criticises the council for allowing the application to run for a long length of time, whereby two additional sets of revised plans were submitted. With complex planning applications it is not unusual for them to run for long periods of time whereby revised plans are submitted to address issues as they arise. Within this instance the applicant responded to points raised by the consultation process by altering the design of the scheme and submitting a revised Heritage Statement. This was done by the applicant independently choosing to employ an additional firm of architects to act on her behalf. Whilst it is acknowledged that the application has run for several months, it is clear that the applicant's agent and architect did not advise their client to withdraw and re-submit the application, such matters being solely for the applicant to decide and not the Council.

Recommendation: Planning permission be granted with conditions as attached.

Recommendation: Permission

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 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 take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

REASON: To ensure that the character and fabric of the listed building is protected.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy C28.

- 3 Details of all new external windows and doors including any glazing, at a scale of not less than 1:20, and sections through all frames, glazing bars and opening mechanisms, at a scale of not less than 1:2, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C28.

- 4 Details of all new external doors, door linings, architraves, beadings, skirtings, shall be submitted to and approved by the local planning authority, prior to their installation in the building. The works shall then only be carried out strictly in accordance with those approved details.

REASON: To protect and preserve the character of the listed building.

POLICY: West Wiltshire District Plan - 1st Alteration 2004 - Policy C28.

- 5 Details of all new or replacement rainwater goods, which shall be of cast iron or cast aluminium construction and finished in black, shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then only be carried out in strict accordance with the approved details.

REASON: To ensure that the character and fabric of the listed building is protected.

POLICY: West Wiltshire District Plan – 1st Alteration 2004 – Policy C28.

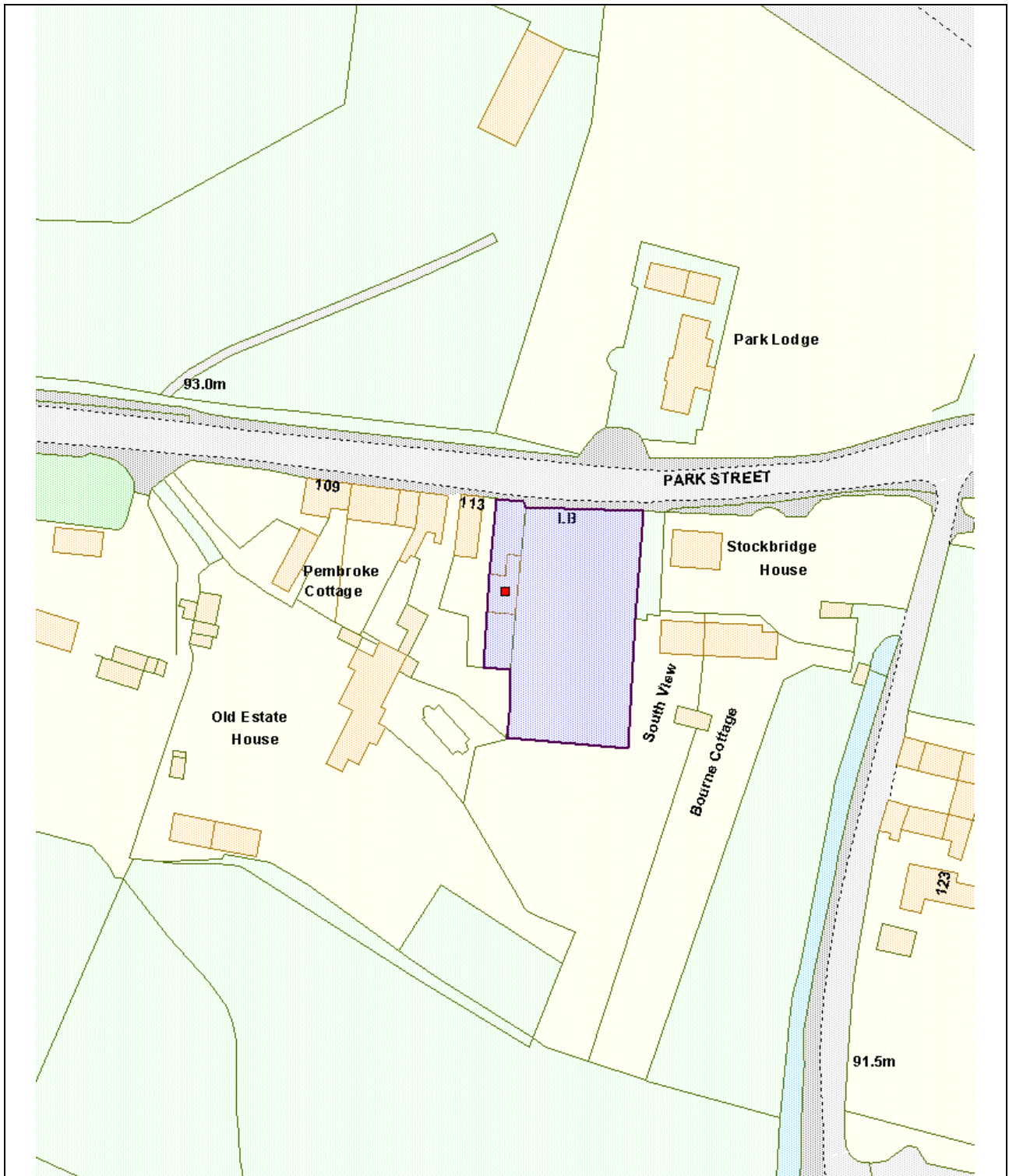
- 6 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan/s:

Elevations as existing received on 07 April 2011
Elevations as proposed received on 05 October 2011
Structural alteration to truss received on 11 May 2011

Reason: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority.

Appendices:	

**Background Documents
Used in the Preparation of
this Report:**



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