

# REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No.

Date of Meeting	14 <sup>th</sup> December 2011		
Application Number	N/11/03223/FUL		
Site Address	15A Court Street, Sherston, Malmesbury, SN16 0LL		
Proposal	Renovation and extension to dwelling		
Applicant	Mr N Lindrea		
Town/Parish Council	Sherston		
Electoral Division	Sherston	Unitary Member	Cllr John Thomson
Grid Ref	383325 185966		
Type of application	Householder		
Case Officer	Lydia Lewis	01249 706 643	Lydia.lewis@wiltshire.gov.uk

## Reason for the application being considered by Committee

Councillor Thomson has requested that the application be considered by the committee to assess the: visual impact upon the surrounding area; relationship to adjoining properties; and design – bulk, height, and general appearance.

## 1. Report Summary

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

## 2. Main Issues

The main issues in the consideration of this application are the acceptability of:

- Design and appearance and impact on the Conservation Area and Area of Outstanding Natural Beauty;
- Impact on the amenities of neighbouring properties; and
- Parking and highway safety.

The application has generated no objection from Sherston Parish Council, and 7 letters of objection from 4 different properties.

## 3. Site Description

The site relates to a detached modern property situated in the village of Sherston within the Conservation Area, and an Area of Outstanding Natural Beauty. The property benefits from an existing detached single garage set back behind the property. The neighbouring properties Nos.9 and 11 Court Street are grade II listed buildings.

<b>4. Relevant Planning History</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
79/01467/FUL	Demolition of existing garage and workshops, erection of house and garage	Permitted

## **5. Proposal**

The applicant seeks consent to: raise the height of the roof; erect a two storey rear extension; demolish the garage and replace with a single storey extension; and replace the existing reconstituted stone facework with natural stone to the front elevation and render to the sides and rear.

## **6. Planning Policy**

### North Wiltshire Local Plan 2011

C3 – Development Control Policy

HE1 – Development in Conservation Areas

HE4 – Development, Demolition or Alterations involving Listed Buildings

NE4 – Areas of Outstanding Natural Beauty

H8 – Residential Extensions

### National Planning Policy

Planning Policy Statement 5: Planning for the Historic Environment

## **7. Consultations**

Sherston Parish Council – No objection on a Village basis.

County Highways – Have indicated that they would object to the loss of the garage as insufficient parking would be retained on site, but no written comment had been received at the time of drafting this report.

## **8. Publicity**

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

7 letters of objection have been received in response to the application publicity, from 4 different properties. The concerns raised are summarised below:

- The site notice was taken down;
- The response of the Parish Council was prior to neighbours voicing their concerns;
- The rear and side proposed elevation will not be in keeping with the Cotswold Stone of the locality;
- Scale of the extension. It would be a massive over-development of the site;
- Goes beyond the natural building line;
- Loss of privacy;
- Loss of light;
- The grey slate roofing will detract from the objectors outlook;
- Smell, noise and disturbance from the proposed TV and boiler room;
- Would be out of character with the Conservation Area and listed buildings;
- Will reduce garden and outdoor space;

- A telegraph pole (electric and telephone) would have to be moved which would cause disruption;
- The proposed chimney / flue does not appear to be at the regulation height; and
- The flue may cause a hazard in winter through moisture settling on the pathways as ice and fumes settling at a low level.

## 9. Planning Considerations

### Design and appearance and impact on the Conservation Area and Area of Outstanding Natural Beauty

Policy HE1 of the Local Plan states that in Conservation Areas, proposals for development will only be permitted where the proposal will preserve or enhance the character or appearance of the area.

Policy HE4 of the Local Plan considers that development or alteration affecting a listed building will only be permitted where it preserves or enhances the building, its setting and any features of special architectural or historic interest that it possesses.

The existing property is constructed of reconstituted concrete block and concrete tiles. It is proposed that a natural Cotswold stone skin be added to the front elevation and the side and rear elevations be rendered. The roof would be constructed of natural grey slate or reconstituted imitation Cotswold slates. The proposed materials would be more appropriate within the Conservation Area than the existing materials. Whilst objections have been received in relation to the use of render, it is noted that the adjacent grade II listed No.11 Court Street has render to its front elevation which faces the application site and further No.21 to the west of the application site is constructed of render. Conditions requiring sample materials and a sample render panel are recommended to ensure they are of sufficient quality.

The existing, large and unsympathetic porch to the front of the property would be removed and the existing reconstituted concrete block boundary wall replaced with railings mimicking that of the next door property. The existing timber casement windows would be replaced with timber sash windows. A condition requiring the submission of external joinery details for proposed windows and doors is recommended.

The proposed rear extension has been amended. Concern was raised with the original proposal which included a three storey gable to the rear on the right hand side when viewed from the rear. This was reduced to reflect the two storey gable proposed on the left hand side. Further amended plans have been received reducing the depth of the extension from 3.3 metres to 2.8 metres. The proposed two storey extension would be set down 3 metres from the main roof and in this respect would remain subservient in appearance.

A chimney for a log burner is proposed to the single storey element. The plans confirm that this would be constructed of masonry to match the front elevation. A condition is recommended requiring full details of the chimney to be submitted prior to commencement.

Three roof lights are proposed on the rear elevation, these would be conservation style and a condition reinforcing this is recommended.

Overall, the proposed works would improve the appearance of this modern property and would preserve and enhance the character and appearance of this part of the Sherston Conservation Area.

### Impact on the amenities of neighbouring properties

Policy H8 of the Local Plan states that householder extensions will be permitted provided that a number of criteria are met including amongst other things: it does not result in unneighbourly

development, which would result in the loss of light, overshadowing, loss of privacy, oppression, or other harm to amenities of occupiers of either adjacent dwellings or the application property itself.

The neighbouring property No.17 Court Street has a second floor bedroom window in the east elevation facing the application property. The submitted plans include this window and demonstrate that the proposed increase in roof height would not result in any significant loss of light to this window.

In terms of the two storey rear extension, this would have a depth of 2.8 metres and would be situated approximately 1.5 metres from the boundary with No.17. No.17 has a part two storey, part single storey extension to the rear. The single storey element has two obscurely glazed roof lights to the kitchen / dining room which face the application site. The proposed development would result in some overshadowing of these windows but it is noted that these are secondary windows with a further larger window in the north elevation.

The original proposal included a pitched roof over the replacement single storey extension with a gable end to the east. Concern was raised regarding the impact of this on the neighbouring property No.11 Court Street which has ground floor living room windows and first and second floor bedroom windows facing the application site. In response to this concern, the plans have been amended to hip the roof away from this property and the impact would not therefore be significantly greater than from the existing flat roof.

The existing property has an eaves height of 3.7 metres and ridge height of 7.9 metres with two dormer windows in both the front and rear elevations. The application proposes to increase the height of the eaves to 4.5 metres at the front and 5 metres at the rear and increase the height of the ridge to 8.3 metres. The dwelling is situated approximately 6 metres from No.11 Court Street and is orientated to the west of this property. The increase in the height and bulk of the roof is marginal and it is not considered that any further overshadowing resulting from the proposal could be regarded as significant. The proposed two storey rear extension would be situated approximately 9 metres from No.11, the proposed two storey extension would be hipped away from No.11 and it is considered that any impact in terms of overshadowing would be limited.

The depth of the proposed rear extension has been reduced from 3.3 metres to 2.8 metres and the height of the right hand gable when looking at the rear elevation has been reduced in height to match the left hand gable. The first floor windows would be situated approximately 7 metres from the front elevation of No.15. No.15 is set at an angle to the application site and on balance it is not considered that the proposed two storey rear extension would result in material overlooking of this property.

It is proposed that all first floor windows in both the east and west side elevations of the proposed development be obscurely glazed, a condition reinforcing this is recommended.

### Parking and Highway Safety

The Council's car parking guidelines have been revised and require a minimum of two spaces for a three bedroom property.

The existing property has a single detached garage and a driveway 10 metres in length. The application proposes to demolish the existing garage and construct a new single storey extension and the length of the drive would be reduced slightly to 8.5 metres.

The Council's highways team have given an indication that they would object to the proposal due to the reduction in off street car parking spaces although at the time of drafting this report no written comments have been received. However, it is noted that no conditions were attached to the original permission (ref: 79/01467/FUL) restricting the use of the garage and the garage could therefore be converted to habitable accommodation without the need for planning consent. In these circumstances it is not considered reasonable to insist that the garage be retained and an objection on these grounds could not be sustained.

## 10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development would adopt a form and scale appropriate both in relation to the parent dwelling and the character of the surrounding Conservation Area. In addition, the proposal is not considered to result in an unacceptable impact upon residential amenity of surrounding occupiers. In this way the proposed development is considered to comply with the provisions of policies C3, HE1, HE4, NE4 and H8 of the adopted 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. No development shall commence on site until details and samples of the materials to be used for the external 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 preserving the character and appearance of the Conservation Area.

POLICY – C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

3. No development shall commence on site until a sample panel of stonework, 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 preserving the character and appearance of the Conservation Area.

POLICY – C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

4. No development shall commence on site until a sample panel of the render to be used on the external walls has been made available 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 preserving the character and appearance of the Conservation Area.

POLICY – C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

5. No works shall commence on site until details of the new chimney have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the Conservation Area.

POLICY – C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

6. Before the development hereby permitted is first occupied the first floor windows in the east and west side elevations shall be glazed with obscure glass only and the windows shall be maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

POLICIES - C3 and H8 of the North Wiltshire Local Plan 2011.

7. The rooflights hereby approved shall be of the 'conservation' type with a single vertical glazing bar and mounted flush with the roof slope.

REASON: In the interests of preserving the character and appearance of the Conservation Area.

POLICY – C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

8. No works shall commence on site until details of all new external window and door joinery have been submitted to and approved in writing by the local planning authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the Conservation Area.

POLICY – C3, HE1 and H8 of the North Wiltshire Local Plan 2011.

9. 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.

- C10346/1 – Existing floor plans, existing elevations and location plan (site plan superseded)
- C10346/2 Rev C – Proposed floor plans and elevations

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

# SHERSTON

