

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	28 th April 2010		
Application Number	10/00589S73A		
Site Address	Lower Lodge, 35 Bowden Hill, Lacock, Wilts SN15 2PP		
Proposal	Single storey extension to side/rear (part retrospective)		
Applicant	Mrs K Du-Boulay		
Town/Parish Council	Lacock		
Electoral Division	Corsham/Box	Unitary Member	Cllr Richard Tonge
Grid Ref	393768 167774		
Type of application	Full		
Case Officer	Tracy Smith	01249 706642	tracy.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

At the request of Cllr Richard Tonge to consider the scale of the development.

1. Purpose of Report

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

2. Main Issues

The main issues in considering this proposal are:

- Scale of development and impact on the host dwelling
- Impact on the character and appearance of the Conservation Area
- Impact on trees the subject of Preservation Orders.

3. Site Description

Lower Lodge comprises a large detached dwelling which also operates as a bed and breakfast. The dwelling has been much extended. Based on recent appeal decisions, the property has already been "substantially" extended in the past.

The dwelling occupies a prominent but isolated position within the Bowden Hill Conservation Area and landscape given the land falls away sharply to the west. It is set within large grounds with trees and vegetation dominating the northern boundary of the site with other less dense vegetation on its other boundaries.

The nearest properties are in excess of 90 metres of the site and largely to the north. These properties are screened from the proposed extension via the vegetation on the northern boundary.

4. Relevant Planning History		
Application Number	Proposal	Decision
08/02416FUL	Erection of self contained residential annex in rear garden following removal of existing shed	Refused
07/02984FUL	Two storey extension (partial demolition)	Refused/ Dismissed at appeal
07/02376FUL	Two storey extension (annex) on side elevation	Refused/ Dismissed at appeal
02/00538FUL	Two storey extension	Permission
96/2258FUL	Conservatory	Permission
92/02388FUL	Extension	Permission
80/01420FUL	Alterations and extensions	Permission

5. Proposal

The application is for a single storey extension to the side and rear of Lower Lodge. The extension extends the existing family room to the rear. The extension protrudes 3.7 metres to the side and has a depth of between 2.6 and 2.9 metres (due to its slight stagger). The extension has a mono-pitch roof.

When viewed from the east the extension appears as a blank red brick wall which sits flush with the tall gabled north elevation with detailed timber framing at first floor level.

6. Consultations

Lacock Parish Council – raise no objection

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation. No representations have been received.

8. Planning Considerations

Scale of development and impact on the host dwelling

The northern elevation of the property is one of the most sensitive elevations of this dwelling given its featured tall timber framed gable elevation. This historic aspect of the original dwelling was a fact noted a previous appeal decision (06/2376FUL relates).

The proposed extension notwithstanding its relative small size is attached to the side and rear of the property in such a manner which bears no consistency with the existing built form of the dwelling. When viewed from the rear it is clear that attempts have been made to match the fenestration of the family room and appropriate bricks used, however, this is where any resemblance of the host dwelling ends.

The mono-pitch roof ensures that when viewed from the side, regardless of the limited public views into the site, the extension appears as a blank wall protruding to the side. When viewed from any vantage point on this side of the property, it is also clear that the single storey extension pays no attention to the timber framed gable wall projection against which the extension now clashes and ensures that it appears as an incongruous addition to this dwelling.

It is for this reason that the extension by reason of its scale, design and siting is considered to be harmful to the character and appearance of the host dwelling.

Impact on the character and appearance of the Conservation Area

By reason of the harm to the dwelling which is located within the Bowden Hill Conservation Area, it follows that the proposal also demonstrably harms, rather than preserves or enhances, the designated area.

Impact on Trees

The Tree Officer has confirmed that the application only affects one of the TPO trees, the Ash and that root damage may have been caused as a consequence of the extension. However, this will not be apparent for a few years. Accordingly, there is no evidence at this time on which to refuse the application.

10. Recommendation

REFUSE for the following reason:

1. The proposed extension by reason of its scale, design and siting appears as an incongruous addition to the building out of character with its form and appearance and fails to preserve or enhance the Bowden Hill Conservation Area in which it is located. Accordingly, the proposal is contrary to Policies C3, HE1 and H8 of the adopted North Wiltshire Local Plan 2011.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20 4.02 4.03 5.01 5.03 5.04

