

**REPORT TO THE NORTHERN AREA
PLANNING COMMITTEE**

Report No.

Date of Meeting	22nd February 2012		
Application Number	11.04098.ful		
Site Address	The Coach House, Leafy Lane, Box, Wiltshire, SN13 0LE		
Proposal	Extension to Provide Ancillary Accommodation (Resubmission of 11/02243/FUL)		
Applicant	Mr S Crowther		
Town/Parish Council	Box		
Electoral Division	Corsham Without and Box Hill	Unitary Member	Councillor Dick Tonge
Grid Ref	384338 170059		
Type of application	Full		
Case Officer	Mrs Emma Pickard	01249 706 637	Emma.pickard@wiltshire.gov.uk

Reason for the application being considered by Committee:

This application has been called to committee at the request of Councillor Dick Tonge to consider the reduced scale of the revised application.

1. Purpose of Report

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

2. Main Issues

- Size, scale and design of the annexe in relation to green belt policy (NE1) and policies C3 (development control core policy), H8 (residential extensions) and NE4 (areas of outstanding natural beauty).

3. Site Description

The Coach House is situated within an Area of Outstanding Natural Beauty and Green Belt. It was part of Rudloe Hall until separated from it in 1965 and is located directly to the east of Rudloe Hall and on the west side of Leafy Lane.

The dwelling is surrounded by a wall which is 2.4 metres high at its lowest point. The Coach House is constructed of natural stone and slate tiles.

The main building has been extended in the past with a single storey projection to the north (although this is likely to be pre 1923) and conservatory to the south.

4. Relevant Planning History		
Application Number	Proposal	Decision
11/02243/FUL	Extension to provide ancillary accommodation.	Refused

5. Proposal

This application is a revision of a previous application that was refused by committee in November 2011 and proposes attached ancillary accommodation comprising a home office, games room, laundry, bedroom and en-suite at ground floor, and a second bedroom and shower room at first floor.

The predominantly single storey construction will be attached by a carport to the main dwelling and will have a one and a half storey midsection.

A small outbuilding is proposed to be removed to make way for the extension.

Access to the dwelling from Leafy Lane will remain as existing.

6. Consultations

Box Parish Council: comments not received at the time of drafting the report.

7. Publicity

The application was advertised by site notice and neighbour consultation.

Summary of key relevant points raised:

- Issues regarding the installation of a septic tank and effluent for associated soakaway;
- Encroachment into the green belt;
- Building does not appear 'ancillary';
- If permitted, request a legal tie; and
- Building should be limited to one storey.

8. Planning Considerations

Policy H8 gives the policy position for residential extensions. This policy seeks to ensure that development is in keeping with the host building in terms of scale and form. It states that, 'where proposals for annexe accommodation are put forward these should be of a scale that is proportionate to the existing dwelling and no larger than is functionally required'.

The proposed extensions at The Coach House have been reduced in size from the previously refused application, however, the proposed buildings are still considered to be excessive in scale and form.

The Senior Conservation Officer has commented on the application.

"The Coach House is a 19thC stone building which was originally an outbuilding to Rudloe Hall. It has been extended to the north-west (single storey wing) and south-east (conservatory) in 20thC.

It must be the case that any outbuilding needs to be clearly subservient in scale to the parent building in order to retain an appropriate relationship. In my view, the proposal fails in this respect as, although partially single storey, it is the same length as the Coach House and only a metre narrower.

The roof pitch on the annexe is very shallow compared to the Coach House itself and this fails to achieve a satisfactory visual relation between the buildings. In addition, the linking of the annexe to the wing increases the apparent bulk and the height of the opening results in a clumsy looking raised eave which does not tie in with those on either side.

The details of fenestration, particularly on the north elevation, also appear poorly related to the historic, two-pane gable dormer windows on the north elevation of the Coach House.

The materials are entirely appropriate. “

The accommodation should be seen in the context of the proposal being for construction of ‘ancillary accommodation’. The proposed gross internal floor area of the structure would be approximately 90 sqm and would have two bedrooms, two bathrooms, a large games area and a large home office, and also a large laundry area, all entered through a hallway. It is considered that the proposal is contrary to the aims of policy H8 in that the amount of ancillary accommodation proposed is considered to not in keeping with the scale and form of the host building.

The building has been designed with a one-and-a-half midsection which would be 6.1 metres to the ridge. It is considered that the domestic fenestration within the midsection, the poorly proportioned windows and high eaves to the carport section are not in keeping with the character of The Coach House.

Policy NE1 (Green Belts) of the Adopted North Wiltshire Local Plan 2011 and Planning Policy Guidance Note 2 (Green Belts) allows only the ‘limited’ extension of existing dwellings.’ The definition of what is limited is open to interpretation. However, it is the case that existing extensions should be taken into account when considering the term ‘limited’ to ensure that piecemeal development does not take place which could, cumulatively, have a harmful impact on the green belt.

PPG2 states that the extension or alteration of a dwelling is not inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building. By definition, inappropriate development will not be allowed in the Green Belt except in exceptional circumstances.

When considering whether or not the proposed is limited in relation to green belt policy the comments above in relation to policy H8 should be considered. It has been calculated that the proposal would represent a total extension of approximately 43% increase in volume on the original dwelling. (The volume of the outbuilding to be removed has been taken from this calculation). It is considered that this cannot be considered to be limited in terms of green belt policy.

There are no exceptional circumstances to justify the scale of development proposed and it is considered that these would be inappropriate extensions and therefore, by definition, would be harmful to the openness of the green belt. If permitted, they would set a precedent for further extensions to other properties, the cumulative effect of which would be to erode the countryside and encourage coalescence.

Having regard to the size and scale of the development officers are concerned that it is tantamount to the creation of a new dwelling which would not be appropriate in this location.

The proposal is also considered to be contrary to the aims of policy NE4 which prioritises the conservation and enhancement of the natural beauty of the landscape.

It has been suggested that a condition or legal agreement is considered to tie the proposed development to The Coach House. In consideration of the scale and layout of the proposed building and that it would be capable of being used as a separate dwelling; the local authority may be under pressure in the future should an appeal against such a condition, or application to rescind the legal agreement, be made. It is considered that a condition or legal agreement would not make what is an unacceptable form of development, acceptable.

9. Conclusion

The proposal, which includes an extensive amount of accommodation, would be a disproportionate addition to the existing dwelling. There are no exceptional circumstances in this case that would justify the very large increase in the size of this dwelling. Allowing this extension would set a precedent for similarly sized ancillary accommodation which would, cumulatively, be harmful to the openness of the green belt.

10. Recommendation

Planning Permission is REFUSED for the following reason:

- 1) The proposal by reason of its size, scale, design and layout, is considered to be tantamount to a new dwelling and would be a disproportionate addition to the existing dwelling. It is therefore, inappropriate development within the green belt and contrary to policies NE1, NE4 and H8 of the North Wiltshire Local Plan 2011.

