

## EASTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	15 <sup>th</sup> March 2012
<b>Application Number</b>	E/2011/1751/FUL
<b>Site Address</b>	Waters Edge, Mildenhall, Marlborough, Wiltshire SN8 2LY
<b>Proposal</b>	Partial demolition and rebuilding, including ground and first floor extensions of an existing bungalow, together with the addition of a garden shed (resubmission of E/2011/1173/FUL)..
<b>Applicant</b>	Mr & Mrs J Tilby
<b>Town/Parish Council</b>	MILDENHALL
<b>Grid Ref</b>	421503 169658
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Peter Horton

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### **Reason for the application being considered by Committee**

The application has been called to committee by the Division Member, Cllr. Mrs Milton.

### **1. Purpose of Report**

To consider the recommendation that the application be approved subject to conditions.

### **2. Report Summary**

The main issues to consider are whether the proposed design is an acceptable way of extending the property, whether the proposed design would harm the character and appearance of Mildenhall Conservation Area and whether the proposal would be detrimental to the amenity of the adjoining property "Cotswold".

### **3. Site Description**

Waters Edge is an undistinguished 1950s bungalow constructed of reconstituted stone blocks and concrete tiles. It lies some 130m down the lane known as Werg, which runs due south of the main Marlborough to Ramsbury road towards the eastern edge of Mildenhall. The site adjoins the river Kennet and a good view of the site is obtained from the Werg river bridge. The site lies in Mildenhall Conservation Area.

The site adjoins "Cotswold", another undistinguished bungalow of the same era. Beyond Cotswold lies a derelict property known as Werg Gardens, where planning permission was granted in 2010 (ref. E/09/1220/FUL) for a replacement chalet bungalow.



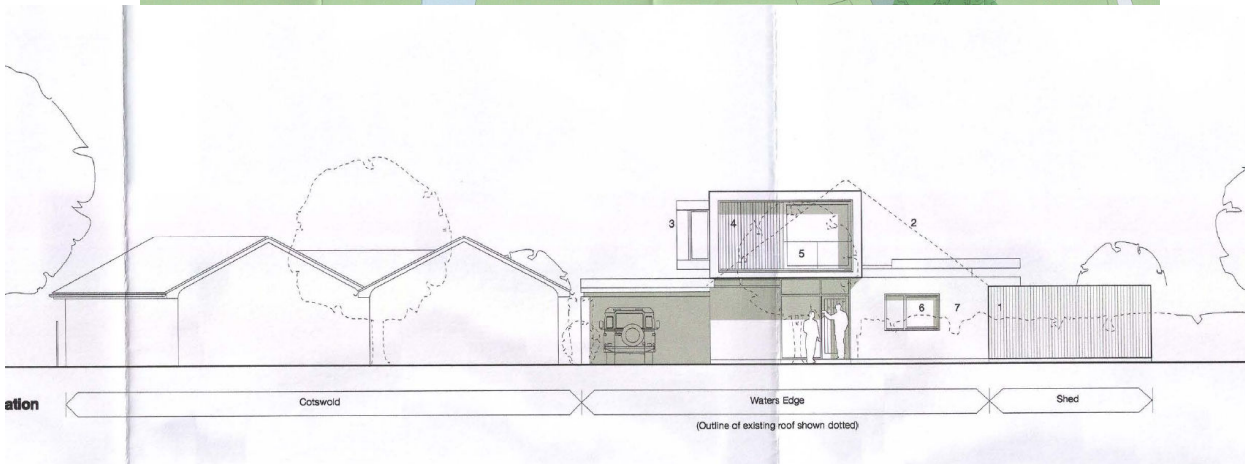
**The existing property**

#### **4. Planning History**

An application very similar to the current proposal was withdrawn in October 2011 (ref. E/2011/1173/FUL). The main differences were that the first floor extension would have extended 1m further beyond the rear of the property and a detached garage was to have gone where the garden shed is now proposed.

## 5. The Proposal

The proposal is to extend the existing bungalow at ground floor level in two locations and to add a 19.6m long flat roofed first floor extension over the whole length of the bungalow, including an overhanging cantilevered section at the front. The height of the new first floor extension would be 5.75m, just below the current ridge of the bungalow but higher than the 4.3m ridge height of Cotswold.



Proposed front elevation, with 'Cotswold' to left



Proposed side elevation facing 'Cotswold'

The principal materials of the re-modelled and extended property would be self coloured render and cedar cladding, with aluminium windows and one lead-clad bay window.

In addition, a small shed is proposed for the front of the site, also to be constructed in a combination of cedar cladding and self-coloured render.

## **6. Planning Policy**

Kennet Local Plan policy PD1 covers matters of design and neighbour amenity. Central government planning policy in PPS1 covers design and PPS5 covers conservation areas and the historic environment.

## **7. Consultations**

Parish Council: Inconclusive on the merits of the design: half objecting to it being out of keeping and half either not objecting or supporting. However there were concerns about the proposed first floor extension having a detrimental impact on the amenity of Cotswold.

Environment Agency: No objection, but recommends the addition of an informative requiring the use of SuDs (sustainable drainage systems).

Highway Authority: No objection subject to conditions.

Conservation Officer: The proposal would introduce a new style of architecture into a sensitive rural conservation area. The proposal does not reflect the character and appearance of the conservation area. The proposal completely differs from the character of the village, bearing no relationship with its surroundings. A modernist-style dwelling would be more successful in either an urban environment or in a stand alone plot.

## **8. Publicity**

Two letters of support have been received.

An objection has been received from the occupier of the adjoining property, Cotswold. Her concerns can be summarised as follows: (a) The design is out of character with its surroundings; (b) This unsuitable design will be very prominent; (c) The proposed building is huge in comparison with the existing and will overpower Cotswold; (d) The overhang at the front goes beyond the building line; (e) The lead cladding on the upper floors will reflect the sun into both Cotswold and the surrounding countryside; and (f) The southern wall is right on the boundary line.

## **9. Planning Considerations**

The existing bungalow is of no architectural merit and makes little contribution to the character and appearance of the conservation area. It is in need of renovation and the current owners require additional space.

A conventional design approach would involve increasing the footprint of the property and/or adding a bulky first floor with dormers, exacerbating its negative visual impact. This would lead to an ungainly building which would detract from the character of the area.

The current proposal represents a radical and contemporary design approach for which there is no precedent in the village. However, this is not of itself a justification to refuse the application. It is considered that the design is pleasing to the eye and as the cedar cladding weathers it will blend into the surrounding landscape. The submitted landscape analysis demonstrates that the



property does not break the skyline from major viewpoints and the submitted photomontages indicate that the proposal will make a greater architectural contribution to Werg than the current or adjoining bungalows.

PPS1 paragraph 38 states that “local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”. The proposed design is considered to be an innovative solution to the dilemma of how to satisfactorily extend the current bungalow and officers feel able to support it. It is considered to satisfy the requirement of local plan policy PD1 for a high standard of design to be promoted.



**Before**



**After**

**‘Before’ and ‘After’ views of the property taken from Werg bridge**

Officers agree with the applicant’s argument that “rejection of this contemporary design solution in favour of one that reflects the existing bungalow, its neighbour and the prevailing 20<sup>th</sup> century architectural style in Mildenhall, merely serves to perpetuate the very ‘blandness’ that the planning authority wishes to avoid”.

The proposed first floor extension is located 4.2m off the boundary with Cotswold and is situated due north of it, so will not impact on the amenity of that property. It would not extend beyond the rear building line of Cotswold and the proposed first floor bay window would overlook the roofs of Cotswold rather than its garden. Both properties are already built up to their common boundary and the proposed additional ground floor extension along this boundary will not materially impact Cotswold. At 5.75m high, the height of the proposal is not excessive and will not overpower or overshadow Cotswold.

**10. Conclusion**

The proposed innovative design solution to extending and transforming what is an architecturally extremely undistinguished bungalow represents good design which will enhance the character and appearance of Mildenhall Conservation Area. There would be no material harm to the amenities of the adjoining property Cotswold.

## **RECOMMENDATION**

**That planning permission be GRANTED for the following reason:**

The decision to grant planning permission has been taken on the grounds that the proposed development would not cause any significant harm to interests of acknowledged importance and having regard to Kennet Local Plan 2011 policy PD1 and to central government planning policy set out in PPS1 and PPS5.

### **Subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the expiration of three years of 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 The materials to be used on the external faces of the development hereby approved shall be strictly in accordance with the details specified on plan 1107/02\_108 unless otherwise agreed in writing with the local planning authority.

REASON: To define the extent of the permission.

- 3 All planting comprised in the submitted landscaping scheme hereby approved shall be carried out in the first planting season following the occupation of the extensions or the completion of the development, whichever is the sooner; any trees or plants which, within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development which lies in the North Wessex Downs AONB.

- 4 Before the development hereby permitted is brought into use the existing northern access shall have been closed with grass verge being reinstated across the access position.

REASON: In the interests of highway safety and visual amenity.

- 5 Before the development hereby permitted is brought into use the highway visibility area shall be cleared and kept free of all obstructions to sight above 900mm above the adjoining carriageway from a point 2.0 metres from the edge of the carriageway measured along the centre line of the revised southern access point, to a point on the edge of the carriageway 33 metres to the north from the centre of the access.

REASON: In the interests of highway safety.

6 Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

7 INFORMATIVE TO APPLICANTS:

It is recommended that the applicants investigate and specify appropriate Sustainable Drainage Systems (SuDs) for surface water disposal from this site, in order to reduce the rate of run-off and to reduce pollution risks. These techniques involve controlling the sources of increased surface water, and include: a) Interception and reuse b) Porous paving/surfaces c) Infiltration techniques d) Detention/attenuation e) Wetlands. A copy of the Environment Agency's leaflet on Sustainable Drainage Systems is available from them on request.

8 INFORMATIVE TO APPLICANTS:

Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ("The Control of Pollution (Oil Storage) (England) Regulations 2001"), a copy of which can be found at: <http://www.environment-agency.gov.uk/business/topics/oil/>

9 This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Plan Ref. 1107/02\_101, 1107/02\_103, 1107/02\_104, 1107/02\_105, 1107/02\_106, 1107/02\_107 and 1107/02\_108 received 29/12/11.

**Appendices:** None

**Background Documents Used in the Preparation of this Report:** None