

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	9 th June 2010		
Application Number	10/01545/FUL		
Site Address	4 Church Row, Biddestone, Chippenham, Wiltshire, SN14 7DR		
Proposal	Two Storey side & rear extensions (revision to 09/02266/FUL)		
Applicant	Mr D Warne		
Town/Parish Council	Biddestone		
Electoral Division	By Brook	Unitary Member	Jane Scott
Grid Ref	386153 173529		
Type of application	Full Application		
Case Officer	Kate Bates	01249 706 679	Kate.bates@wiltshire.gov.uk

Reason for the application being considered by Committee

The application has been submitted to the Committee for decision at the request of Councillor Jane Scott to assess the impact on the Conservation Area

1. Purpose of Report

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

2. Main Issues

The application is to extend an end terrace historic property with a two storey extension to the side (there is an existing ground floor lean to addition already to the side), and to extend to the rear at two storey level by the addition of three gabled projections.

The key points to consider area as follows:

- Implications on the DC Core Policy C3, H8 (residential extensions) in particular the size and scale of the development and its impact on the host dwelling.
- Impact on the character and appearance of the Biddestone Conservation Area (policy HE1 refers) and the Area of Outstanding Natural Beauty in which the building is sited (policy NE4).

3. Site Description

The existing property is of a modest size located at the end of a historic row of cottages sited to the east of St. Nicholas's Church (a listed building) within the Biddestone Conservation Area and also within an Area of Outstanding Natural Beauty. A stone wall is sited between the properties front gardens and a grassed verge area adjacent to Church Road as it turns into Challows Lane. A public footpath runs along the side of the site boundary and stone wall runs along the boundary. The site is visible from all aspects.

The existing building is of a single room depth with single storey lean-to additions to the side and rear providing additional accommodation at ground floor.

The other properties within the terrace have been extended at first floor level to the rear elevation. Numbers 1 and 2 Church Row have been extended by adding double gables to the rear but with a minimum projection (which does not appear to extend beyond the rear wall of a previous single storey element). Reference 89/01260/F relates to number 1 Church Row and 04/02248/FUL refers to number 2 Church Row. Number 3 Church Row has also been extended at first floor but with a single shallow roof which would not be considered appropriate today. There is a window in the first floor side elevation of number 3's extension currently facing onto the application site.

4. Relevant Planning History		
Application Number	Proposal	Decision
78/01298/FUL	Garage	Per 06/11/1978
09/02266/FUL	Two Storey Side and Rear Extensions	Withdrawn 04/02/2010

5. Proposal

The proposal is to provide two extra bedrooms to make the property a four bedroom house, with a new en suite and move the main bathroom upstairs. On the ground floor the proposal will provide an extended kitchen/ new dining room and change the hall into a study. The form of the extension is a two storey extension to the side with a small step down at ridge height from the main dwelling, and to the rear the proposal is two gabled projections which extend 1.5 metres passed the existing rear lean-to addition, with a third gable sited over the lean-to which does not project past the rear wall.

The materials proposed are bath stone ashlar natural stone walls, reclaimed clay bridgwater tile clay double roman tiles, softwood painted timber windows and doors.

6. Consultations

Biddestone Parish Council has been consulted - comments awaited.

Highways Engineer - recommend that no highway objection be raised subject to a condition requiring details of two off road parking spaces and vehicular access being submitted and approved prior to work commencing and another condition requiring the submission and approval of a scheme for discharge of surface water (including surface water from the access/driveway).

7. Publicity

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

No letters of letters of objection or support have been received.

8. Planning Considerations

Impact on the host dwelling, Conservation Area and Area of Outstanding Natural Beauty

The original application (09/02266/FUL) proposed a large wide spanned gable projection to the rear which extended past the rear wall of the single storey lean to by just over 3 metres and proposed the side two storey extension as a continuation of the existing roof line. This was considered inappropriate and the agent withdrew the application to facilitate negotiations prior to submitting this revised application. It is considered that a lesser extension, respecting the historic form of the cottage which enables its original character to be preserved could be accommodated which has been discussed with the agent. This application does not correspond with the pre-application advice given.

The existing modest end of terrace property, even with single storey additions still preserves the original form of the cottage as the first floor remained unaltered. It is now proposed to extend the ground floor (by adding less than a quarter of the existing floor space) but at first floor level the proposal will completely wrap around and swamp the original cottage with an extension of approximately 170% of the size of the existing first floor accommodation.

Policy C3 of the Local Plan requires a proposal to respect the local character and distinctiveness of the area with regard to design, size and scale. Policy H8 requires household extensions to be in keeping with the host building in terms of scale, form, materials and detailing. It is considered that the form and scale the extension would have a severe impact on the host building, the character and appearance of the Conservation Area and the terrace which it forms part of and would be visible from wider vantage points within the Conservation Area given the adjacent footpath. This does not appear to correspond to Policy HE1 which requires that proposals either enhance or preserve the character of appearance of the Conservation Area, and NE4 (Areas of Outstanding Natural Beauty) requires the development to be designed to minimise its impact on the natural beauty of the area.

The proposal is considered to be detrimental to the character and appearance of the Conservation Area and Area of Outstanding Natural Beauty in which it is sited because the form of the extension proposed fails to respect the scale and character of the original dwelling. Adding the third gable (adjacent to the neighbour number 3 Church Row), changes the overall appearance of the cottage so substantially and the form does not compliment the host building or the wider area. Maintaining the property's character is important considering the sensitive location in which it is sited.

9. Conclusion

The scale and form of the proposed extension does not harmonise with the host dwelling and would result in the loss of the character of the traditional cottage to the detriment of the wider area: the terrace of cottages and consequently would harm the character and appearance of Biddestone Conservation Area and Area of Outstanding Natural Beauty. It is considered that the cottage could accommodate some form of the extensions but not in the form of the scheme currently proposed.

10. Recommendation

Planning Permission be REFUSED for the following reason:

The scale, size and form of the development fails to respect the character of the traditional cottage and therefore does not harmonise with the host dwelling, or the surrounding buildings contrary to policies C3 and H8 of the North Wiltshire Local Plan 2011. The proposal has a severe impact on the area and fails to either enhance or preserve the character and appearance of the Biddestone Conservation Area contrary to policies NE4 and HE1 of the North Wiltshire Local Plan 2011.

Appendices:	None
Background Documents Used in the Preparation of this Report:	1.20 4.03 5.01 5.02

